Karen Johnson Davidson County
Batch# 1139811 DEEDWARR
05/28/2024 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240528-0039377

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-3439-SL

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is ~~$435,000.00~~ $435,000.00

Affiant

Subscribed and sworn to before me, this the ~~25~~23rd day of May, 2024.

Jennifer Russell
Notary Public
My Commission Expires: 03/01/25

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Lee Liddicoat 6928 Highland Park Drive Nashville, TN 37205	New Owner	143-03-0B-043.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Mark Podis and Cynthia Podis, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher Lee Liddicoat, an unmarried man**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 6928, in a Horizontal Property Regime which is located on the Plat of Phase Three, Harpeth Glen Condominium, of record in Plat Book 4675, Page 64, Register's Office for Davidson County, Tennessee, reference to which is hereby made.

Being the same property conveyed to Sylvia Podis and Mark Podis, as joint tenants with right of survivorship by Deed from Herbert Cole and wife, Louise G. Cole of record in Instrument No. 20001020-0104082 Register's Office for Davidson County, Tennessee, dated June 15, 1999 and recorded on October 20, 2000.

Being the same property conveyed to Mark Podis and wife Cynthia Podis by Quit-Claim Deed from Sylvia Podis and Mark Podis of record in Instrument No. 20110527-0040926 Register's Office for Davidson County, Tennessee, dated October 20, 2010 and recorded on May 27, 2011.

This is improved property located at: **6928 Highland Park Drive, Nashville, TN 37205.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of May, 2024.

GRANTOR:

Mark Podis

Cynthia Podis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark Podis and Cynthia Podis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of May, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/23/24 (date of document).

Jennifer Russell
Affiant Signature

5/28/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

