Karen Johnson Davidson County
Batch# 1148194 DEEDWARR
06/17/2024 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $240.50
20240617-0045393

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2024.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G24-21310

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Associated Properties PTR (NAME)	Same as New Owner (NAME)	43-13-A-52 CO
P O Box 303 (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37116 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Beniamin Coman and Violica Coman, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Associated Properties PTR, a Tennessee Partnership**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Apartment No. 5-4, on the plan of Robin Hood Condominiums created under Title 65, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5388, page 524, in the Register's Office for Davidson County, Tennessee, reference being made to the said Master Deed, Exhibit "A" for the source of title of the said Grantor and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Robin Hood Condominium Apartments of record in Book 5200, page 124, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Benjamin Coman and Violica Coman, husband and wife by Deed dated April 19, 2012 from Ronald D. Chance and wife, Nancy A. Chance, recorded April 27, 2012, in Instrument Number 20120427-0036156, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 323 Forest Park Rd Unit, 5-4, Madison, TN 37115.

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.

Witness my/our hand(s) this 14th day of June, 2024.

Benjamin Coman

Violica Coman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2024, before me personally appeared Benjamin Coman and Violica Coman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 14th day of June, 2024.

TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6-14-24 (date of document).

Affiant Signature

6-17-24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY