Karen Johnson Davidson County
Batch# 1149894 DEEDWARR
06/24/2024 03:10:30 PM 4 pgs
Fees: $23.00 Taxes: $865.80
20240624-0046966

WARRANTY DEED

KATHRYN WINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY My Commission Expires 03-12-2025

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sheela A. Sayed	NEW OWNER	181 05 0A 202.00
(NAME) 211 David Bolin Drive	(NAME)	
(ADDRESS) La Vergne, TN 37086	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark Russell Jones** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Sheela A. Sayed, an unmarried woman** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is Improved property located at 934 Governors Court, 202, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever

defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 21st day of June, 2024.

GRANTOR:

Mark Russell Jones

STATE OF TENNESSEE)

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Mark Russell Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 21 day of June, 2024.

Notary Public

CHRISTINA MECHNICK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-18-2027

My Commission Expires: 12/18/2027

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 202 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of MILL RIDGE CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for MILL RIDGE CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT, of record in Instrument No. 20180222-0017118, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declarations of Covenants, Conditions and Restrictions. Reference is hereby made to the Plan of MILL RIDGE CONDOMINIUMS, for placement of Units, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180222-0017118, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Mark Russell Jones, an unmarried man, by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20190903-0088230, in the Register's Office of Davidson County, Tennessee, dated August 30, 2019 and recorded on September 03, 2019.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 June 21, 2024.

Signature
Date: June 21, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 21st day of June, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025