Karen Johnson Davidson County
Batch# 1161409 DEEDWARR
07/24/2024 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $240.50
20240724-0056062

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 22nd day of July, 2024.

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
MY COMMISSION EXPIRES:
File No. G24-21424

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Associated Properties PTR (NAME)	New Owner (NAME)	43-13-A-75-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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 6-11, on the plan of Robin Hood Condominium Apartments, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 124, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Beniamin Coman (erroneously referred as Benjamin Coman) and Violica Coman by Deed from Deborah L. Green dated February 29, 2012, recorded March 6, 2012, in Instrument Number 20120306-0019555, 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 6-11, 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 22nd day of July, 2024.

Beniamin Coman

Violica Coman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2024, before me personally appeared Beniamin 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 22nd day of July, 2024.

Notary Signature
My commission expires: 1/26/26

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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 7-22-24 (date of document).

Affiant Signature

7-24-24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 24th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY