After recording, return to:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37204

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-4117-TM

Karen Johnson Davidson County
Batch# 1180339 DEEDWARR
09/11/2024 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $802.90
20240911-0070028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $217,000.00.

Affiant
Subscribed and sworn to before me, this the 10th day of September, 2024.

Notary Public
My Commission Expires: _____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-29-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jackson Corder 410 Stewarts Ferry Pike Nashville TN 37214	Same as New owner	096 11 0A 018.00

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, I/we, **James A. Ivey, Jr. and Andra Brewer, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jackson Corder**, a single man, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit Number C-2 of HICKORY PLACE CONDOMINIUMS, PHASE 1, SECTION 1, a horizontal property regime established by Master Deed of Record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, and amended in Book 6654, Page 910; Instrument of Correction in Book 6759, Page 533; amended in Book 7015, Page 182; Book 7015, Page 187 and Book 7015, Page 192 the plat of which is of record in Plat Book 6250, Page 228, said Registers Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andra Brewer and James A. Ivey, Jr., wife and husband, by Warranty Deed from Ashley R. Ivey Smith, a married woman, Sandra F. Sterry, unmarried, of record in Instrument No. 20160929-0102765, in the Register's Office of Davidson County, Tennessee, dated September 21, 2016, and recorded on September 29, 2016.

This is improved property located at: **410 Stewarts Ferry Pike, Nashville, TN 37214**

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 4th day of September, 2024.

GRANTORS:

James A. Ivey, Jr.

Andra Brewer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. Ivey, Jr. and Andra Brewer, the within named bargainor(s), 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 4th day of September, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 4, 2024**.

Date

D Hardwick

Affiant Signature

September 11, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026