WARRANTY DEED

Karen Johnson
Batch # 1182246
09/16/2024 03:27:21 PM
Fees: $13.00 Taxes: $1,232.10

Davidson County
DEEDWARR
2 pgs

20240916-0071483

File #24-PA-5025-10A

(SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: 3/3/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Olivia Certain and Alexander Certain	~~New Owner~~ CHURCHILL MTG CORP	
(NAME)	(NAME)	**131 01 0D 063.00**
5025 HILLSBORO PK UNIT 10-A (ADDRESS)	1749 MALLORY LANE, STE 100 (ADDRESS)	
NASHVILLE, TN 37215	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SUZANNE PRATER, A MARRIED PERSON, AND PAUL E. MOORE, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ALEXANDER CERTAIN AND OLIVA CERTAIN, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 63, also known as Apartment No.10-A, on the Plan of GEORGETOWN APARTMENTS, of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with an undivided .410 percent interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516, Book 10225, Page 413 and Instrument Number 20120823-0076049, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul E. Moore, married and Suzanne Prater, married, joint tenants with right of survivorship, by Warranty Deed from Ashley R. Prater, and Paul R. Prater, wife and husband, of record in Instrument No. 20190214-0013924, in the Register's Office of Davidson County, Tennessee, dated February 14, 2019 and recorded on February 14, 2019.

Said property has never been the primary marital residence for either of the herein named Grantors.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 HILLSBORO HOMEOWNERS' ASSOCIATION Condominium of record in Book 5211, Page 325, as amended in Book 5616, Page 133; Book 6079, Page 516, and Appointment of Successor Trustee recorded in Book 10225, Page 413 and Instrument No. 20120823-0076049; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4308, Page 575.

*Easement for Sanitary Sewer, recorded in Book 4308, Page 650.

*Easement recorded in Book 7873, Page 859; Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558.

*Resolution of the Board of Directors for the 5025 Hillsboro Homeowner's Association recorded in Instrument No. 20120731-0067332.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5025 Hillsboro Pike, Unit 10-A, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 13th day of August, 2024.

Suzanne Prater

Suzanne Prater

Paul E. Moore

Paul E. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 2024, before me personally appeared Suzanne Prater, 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 13th day of August, 2024.

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 2024, before me personally appeared Paul E. Moore, 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 13th day of August, 2024.

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Notary Signature
My commission expires: