Karen Johnson Davidson County
Batch# 232984 DEEDWARR
05/21/2019 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20190521-0048090

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1032

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of May, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Karen Connor Johnson 4028A Woodmont Boulevard Nashville, TN 37215	NEW OWNER	116-08-0I-003.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Justin Talerico and Anna Talerico, Husband and Wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karen Connor Johnson and Gust Edwin Johnson, Jr., Wife and Husband

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. 3 of the Gania Clayton Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Gania Clayton Condominiums, of record in Book 5419, Page 648, and as amended in Book 7304, Page 882, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5419, Page 655, and amended in Instrument No. 20070130-0012389, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Gania Clayton Condominiums, for placement of Units, as shown on Exhibit "A" to the Master Deed of record in Book 5419, Page 648, and as amended in Book 7304, Page 882, said Register's Office, for a more complete identification and description of such Unit. Said Unit is located on a portion of Lot Nos. 1 and 2 on the Plan of the Resubdivision of Lot No. 115 of Kenner Manor, of record in Book 4955, Page 1, said Register's Office, to which plan reference is also hereby made.

Being the same property conveyed to Justin Talerico and Anna Talerico, husband and wife by Warranty deed from Caroline Hendrickson, an unmarried woman and Julie Dadoun, a married woman of record in Instrument No. 20171115-0117345 Register's Office for Davidson County, Tennessee, dated November 09, 2017 and recorded on November 15, 2017.

Being also known as 4028 A Woodmont Boulevard Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4028A Woodmont Boulevard, 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 GRANTEES, their heirs and assigns forever; and we so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of May, 2019.

Justin Talerico

Anna Talerico

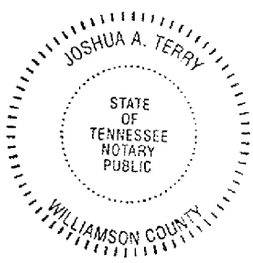
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Justin Talerico and Anna Talerico** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of May, 2019.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)



True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY