Karen Johnson Davidson County
Batch# 260513 DEEDWARR
07/23/2019 08:52:36 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20190723-0071921

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 232,000.00

Affiant Signature

Subscribed and sworn to before me on this the 19th day of July, 2019

Notary Public

My Commission expires 3/7/23

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

NAME AND ADDRESS OF PROPERTY OWNER:
Trenise Russell
238 Highland Villa Circle
Nahsville, TN 37211
SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 161140B23800C0

WARRANTY DEED

19NT00526

Effective the 19th day of July, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Laura Bablove Quinn, as Trustee of The LKB Revocable Trust

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Trenise J. Russell, unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 238, Highland Villa Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard Davidson County, Tennessee, as shown on the Plat of Highland Villa Condominiums, recorded as Exhibit "B" to the Master Deed of record in Book 7278, Page 312, said Register's Office, and described in a Master Deed recorded in Book 7278, Page 312, amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610, and Book 10871, Page 232, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Highland Villa Condominiums contained in the Master Deed recorded in Book 7278, Page 312, amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610, and Book 10871, Page 232, and By-Laws recorded in Book 7278, Page 334, amended in Book 8090, Page 537, Book 8131, Page 95, Book 8658, Page 595, and Book 9730, Page 265, 268 and 271, Register's Office for Davidson County, Tennessee, are incorporated in this deed by referenced and made a part hereof the same as though copies herein.

Being the same property conveyed to Laura Bablove Quinn, as Trustee of The LKB Revocable Trust Agreement, dated November 6, 2017, by Quit Claim Deed from Laura Bablove Quinn, dated 11/06/2017 and recorded 11/07/2017 as Document No. 20171107-0114349, Register's Office for Davidson County, TN.

This is an improved property commonly known as 238 Highland Villa Cir, Nashville, TN 37211.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 19th day of July, 2019.

LBQ, Trustee

Laura Bablove Quinn, as Trustee
of The LKB Revocable Trust

State of California
County of Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Bablove Quinn, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that Laura Bablove Quinn is a trustee of The LKB Revocable Trust dated _____, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Marcie Tatman
Notary Public

My commission expires: December 1, 2020

MARCIE TATMAN
Notary Public - California
Los Angeles County
Commission # 2174153
My Comm. Expires Dec 1, 2020

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On July 19, 2019 (Date) before me, Marcie Tatman, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Laura Bablove Quinn (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MARCIE TATMAN
Notary Public - California
Los Angeles County
Commission # 2174153
My Comm. Expires Dec 1, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Marcie Tatman
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: July 19, 2019 Number of Pages: 2
Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: Laura Bablove Quinn	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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