Karen Johnson Davidson County
Batch# 321645 DEEDWARR
11/27/2019 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20191127-0122834

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF November, 2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 142
Maria A. Foley 939 Todd Preis Nashville, Tennessee 37221	New Owner	GROUP 05 0C PARCEL 061.00

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, we,

Elizabeth L. Walker, a single woman

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

Maria A. Foley, a single woman

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:

Being Unit Number F-403 of Phase One, Section Four, River Plantation Condominium Apartments, a Horizontal Property Regime established by Master Deed of record in Book 4892, Page 440, as amended in Book 4956, Page 756, the plat of which is of record in Plat Book 4860, at Pages 17, 18 and 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description.

Being the same property conveyed to Elizabeth L. Walker, an unmarried woman by Warranty deed from Elizabeth Schuler, unmarried, deed dated February 24, 2017 and filed of record in Instrument No. 20170313-0024547, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Schuler, unmarried, by Warranty deed from Salvador I. Todaro and wife, Charmaine B. Todaro, dated September 05, 2014 and filed of record in Instrument No. 20140912-0083661 Register's Office for Davidson County, Tennessee (for value or consideration of $143,400.00)

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **939 Todd Preis, Nashville, Tennessee 37221.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 hand and official seal at office this 12th day of November, 2019.

Elizabeth L. Walker

STATE OF Florida

COUNTY OF Pinellas

Personally appeared before me, Elizabeth L. Walker, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 2/6/21

ELISSA TYLER
Notary Public – State of Florida
Commission # GG 070218
My Comm. Expires Feb 6, 2021
Bonded through National Notary Assn.

PLEASE RETURN TO:
Lakeside Title & Escrow Series, LLC
854 Wren Rd
Goodlettsville, TN 37072

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, **Lisa Virden**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa Virden

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa Butchko-Turecki,** a notary public for this county and state, **Lisa Virden,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Butchko-Turecki

My Commission Expires:



SEAL