Karen Johnson Davidson County
Batch# 330494 DEEDWARR
12/16/2019 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20191216-0129534

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Court
Suite- A
Clarksville, TN 37040
C19-0887

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of December, 2019

Notary Public

Commission Expires: 1/13/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Priscilla Maurine Kaestner 538 Harpeth Park Drive Nashville, TN 37221	Priscilla Maurine Kaestner 538 Harpeth Park Drive Nashville, TN 37221	142-07-0I-027.00-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,

Alison Fullington, an unmarried woman

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

Priscilla Maurine Kaestner, 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:

Land in Davidson County, Tennessee, being Unit 538 of Harpeth Park Townhomes as established by Declaration of Protective Covenants, Conditions and Restrictions for Harpeth Park Townhomes, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record in Instrument No. 20150430-0038713, as amended in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee, and being shown on the Plat attached as Exhibit "B" to the amendment in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being a portion of the same property conveyed to 7301 Highway 70, LLC, a Tennessee limited liability company by Warranty Deed from 7301 Highway 70 South, LLC, a Tennessee limited liability company of record in Instrument No. 20150202-0009608, Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on February 02, 2015.

Being the same property conveyed to Alison Fullington, an unmarried woman by Warranty Deed from 7301 Highway 70, LLC, a Tennessee limited liability company of record in Instrument No. 20171211-0125701, Register's Office for Davidson County, Tennessee, dated December 04, 2017 and recorded on December 11, 2017. Alison Fullington is NKA Alison Ewing.

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: 538 Harpeth Park Drive, Nashville, TN 37221

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 12th day of December, 2019.

Alison Ewing

Alison Ewing

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee this 12th day of December, 2019.
(city)

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Jennifer L. Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** 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: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020