Karen Johnson Davidson County
Batch# 371070 DEEDWARR
03/11/2020 11:50:30 AM 4 pgs
Fees: $23.00 Taxes: $721.50
20200311-0027359

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35281-01-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Lady Bird Affiant Subscribed and sworn to before me this 9th day of March, 2020. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Lady A. Bird 3909 Whitland Ave., #201 Nashville, TN 37205	Send Tax Bills To: Lady A. Bird 123 Abbotsford Nashville, TN 37215	Tax Information: Map and Parcel No.: 103 16 0 D 201 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Louise Green Patikas and spouse, Panagiotis Takis Patikas ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Lady A. Bird, married ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3909 Whitland Ave., #201, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 9th day of March, 2020.

Louise Green Patikas

Louise Green Patikas

Panagiotis Takis Patikas

Panagiotis Takis Patikas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Louise Green Patikas and Panagiotis Takis Patikas, 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, at office, this 9th day of March, 2020.

Eileen K. Hopkins

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 201 on the Plan of The Lancaster Condominiums of record in Plat Book 5200, page 460, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Lancaster Condominiums, a horizontal property regime established by Master Deed of record in Book 5963, page 441, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Takis Patikas and wife Louise G. Patikas by deed dated April 10, 1991 from Security Federal Savings and Loan Association of Nashville of record in Book 8330, page 276, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 30, 1996 of record in Book 10044, page 957, Register's Office for Davidson County, Tennessee, Takis Patikas conveyed his interest in subjec property to Louise G. Patikas. By Quitclaim Deed dated February 23, 2018 of record in Instrument No. 20180227-0018350, Register's Office for Davidson County, Tennessee, Louise Green Patikas, being one and the same as Louise G. Patikas, conveyed subject property to Louise Green Patikas and spouse, Panagiotis Takis Patikas.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 103 16 0 D 201 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Lancaster Homeowners' Association, of record in Book 5963, page 441, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 460, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

