Karen Johnson Davidson County
Batch# 402950 DEEDWARR
05/20/2020 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.03
20200520-0052247

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October 2019.

Notary Public

MY COMMISSION EXPIRES: July 24, 2023

(AFFIX SEAL)

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Lisa C. Neff | New Owner | 142-07-0I-031.00-C |
| (NAME) | (NAME) | |
| 530 Harpeth Park Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Kim I. Cope, a married woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lisa C. Neff,** unmarried woman hereinafter called the GRANTEE(S), his/her/their 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 530, Harpeth Park Townhomes, a Horizontal Property Regime and Private Elements , as established by Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 201504300038713 and amended in Instrument No. 201506150056309 in the Register's Office of Davidson County, Tennessee

Being the same property conveyed to Kim I. Cope, a married woman by Warranty Deed from 7301 Highway 70 LLC, a Tennessee Limited Liability Company, dated 08/31/2017, of record in Instrument 20170910090135, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Covenants, conditions, easements and restrictions recorded in Instrument 201504300038713, and amended in Instrument No. 201506150056309, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Notice of Completion recorded 09/01/2017 of record in Instrument 201709010090134.
Easement including terms and conditions thereof as recorded in Book 6483, Page 907.
Easement including terms and conditions thereof as recorded in Book 10791, Page 725.
Easement including terms and conditions thereof as recorded in Instrument 201504210035335.
Easement including terms and conditions thereof as recorded in Instrument 201601290008673.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 530 Harpeth Park Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2nd day of October 2019.

Kim I. Cope

Kim I. Cope

State of Pennsylvania
County of Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kim I. Cope, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2ND day of October, 2019.

Carole S Kuhn

Notary Public:
My Commission Expires: May 27, 2020

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CAROLE S. KUHN, Notary Public
Souderton Boro., Montgomery County
My Commission Expires May 27, 2020

## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

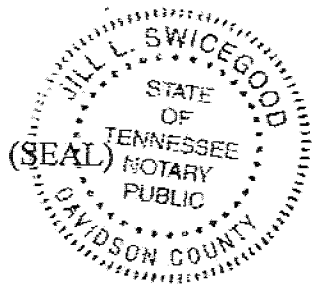
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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