Karen Johnson Davidson County
Batch# 429765 DEEDWARR
07/01/2020 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $973.10
20200701-0071346

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2020.

Notary Public
MY COMMISSION EXPIRES: 03-17-24
File No. G20-9070

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Peggy Mayberry (NAME)	Same as new owner (NAME)	173-9-A-762 CO
3108 Fyffe Lane (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Katie Majka, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peggy Mayberry**, 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:

*single

Land in Davidson County, Tennessee, being Lot No. 645 as shown on the Plan of Resubdivision of Lots 638 through 640, Phase Eight, Lenox Village, of record in Instrument No. 20080508-0047734 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Katie Majka, unmarried by Deed dated September 7, 2017 from Leon Roberts and Michaele Roberts, husband and wife, recorded September 18, 2017, in Instrument Number 20170918-0095021, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Restrictions as recorded in Instrument Nos. 20020315-0032825, 20021226-0158459, 20060321-0032382, 20020315-0032826, 20021226-0158458, 20060321-0032383. & 20060612-0069716, Register's Office for Davidson County, Tennessee.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book in Instrument No. 20080508-0047734, Register's Office for Davidson County, Tennessee.
4. Charter for HOA in Instrument No. 20010412-0045831, said Register's Office.
5. Easements for sanitary sewer/storm drainage, water mains and appurtenances in Instrument No. 20010918-0100850 & 20010918-0100852, said Regsiter's Office.
6. Stormwater Detention Agreement in Instrument No. 20020628-0078164 & 20051213-0149579, said Register's Office.

7. Easement for sanitary sewer/storm drainage in Instrument No. 20010918-0100849 & 20010918-0100851, said Register's Office.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Katie Majka is signed by her duly appointed Attorney-in-fact Shannon Minton, pursuant to the Power of Attorney recorded in Instrument #_____202007010071345____, said Register's Office.

This is improved property, known as 3108 Fyffe Lane, 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, 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. Whenever 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/our hand(s) this 30th day of June, 2020.

Katie Majka by Shannon Minton, POA
Katie Majka by Shannon Minton, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Shannon Minton, Attorney-in-Fact for Katie Majka, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2020.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Public My Commission Expires:_____

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Lacey Chumley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the 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 Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Lacey Chumley, 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: 3/17/2024

