Karen Johnson Davidson County
Batch# 476286 DEEDWARR
09/15/2020 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20200915-0105443

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mira Smith	New Owner	Parcel ID: 163 02 0B 135.00
(NAME) 638 Pippin Drive #127	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eric K. Lutz andwife, Caroline K. Lutz and James K. Orser andwife, Tera N. Orser**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mira Smith, an unmarried 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 127, as shown on the Plan of Berkeley Hall, Section Two, Townhomes, filed as Exhibit "A" and established by the First Amendment to the Master Deed for Berkeley Hall Townhomes recorded as Instrument No. 20070705-0079992, amending Master Deed and Declaration for Berkeley Hall Townhomes, of record as Instrument No. 20061127-0146201, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Units as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Eric K. Lutz and wife, Caroline K. Lutz and James K. Orser and wife, Tera N. Orser, by Warranty Deed from Kenneth Jason Sherrill, an unmarried person, of record in Instrument No. 20180103-0001046, in the Register's Office of Davidson County, Tennessee, dated December 29, 2017 and recorded on January 03, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 638 Pippin Drive, Antioch, TN 37013

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 our hands this 11 day of Sept, 2020

Eric K. Lutz

Caroline K. Lutz

James K. Orser

Tera N. Orser

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Eric K. Lutz, Caroline K. Lutz, James K. Orser and Tera N. Orser, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of September, 2020.

K. HALLEY STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner