NEW OWNER:
Sara Jane McCormack
3880 Priest Lake Drive
Nashville, TN 37217

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-352

MAP & PARCEL
136-03-0B-035.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 479997 DEEDWARR
09/21/2020 01:25:30 PM 4 pgs
Fees: $23.00 Taxes: $658.60
20200921-0108090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED SEVENTY-EIGHT THOUSAND AND 00/100 DOLLARS ($178,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Kenneth W. Sprouse, a married man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Sara J. McCormack, an unmarried woman** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 80, Building 25 and the garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131 as revised in Book 4675, Page 145, Register's Office for said County, which plan and record thereof are incorporated herein and made a part of by reference.

Being the same property conveyed to Kenneth W. Sprouse, an unmarried man by Warranty Deed from Wayne G. Reece and wife, Jo B. Reece of record in Instrument No. 20110309-0018885 Register's Office for Davidson County, Tennessee, dated March 02, 2011 and recorded on March 09, 2011.

Being also known as 3880 Priest Lake Drive 80, Building 25, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of September, 2020.

Kenneth W. Sprouse

Kenneth W. Sprouse

Sherrie Jeannine Sprouse

Sherrie Jeannine Sprouse, joins in this conveyance for the purpose of conveying any marital interest she may have in the above property

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Kenneth W. Sprouse and Sherrie Jeannine Sprouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of September, 2020.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 07-11-2021

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The actual consideration or value, whichever is greater, for this transfer is $**178,000.00**.

AFFIANT

Sworn to and subscribed to before me this 15th day of September, 2020.

NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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, Ryan Lux, 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.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

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