Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201030966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $399,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2020.

Notary Public
My Commission Expires: 05/03/2021

STATE OF TENNESSEE NOTARY PUBLIC M ALEXIS MENDL COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 524373 **DEEDWARR**
12/03/2020 12:29:16 PM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20201203-0140577

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nikole Meier 2117 Lakeshore Drive Old Hickory TN 37138	New Owner	Tax Parcel ID No. 053 08 0A 010.00

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, **David Lee Clarke, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nikole Meier, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County. Tennessee, being Unit No. 2117 on the Plan of Phase One, Lakeshore Pointe Condominiums, of record in Plat Book 9700, Page 704, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Lee Clarke, married by Warranty Deed from Logan Steele, married of record in Instrument No. 20180903-0090745, in the Register's Office of Davidson County, Tennessee, dated September 7, 2018 and recorded on September 13, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Lakeshore Pointe Condominiums, as recorded in Plat Book 9700, Page(s) 704.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lakeshore Pointe Condominiums of record in Book 11053, Page 690, as amended by instrument(s) of record in Instrument No. 20121005-0091619; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2117 Lakeshore Drive Old Hickory TN 37138

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 30th day of November, 2020.

David Lee Clarke

Sheri Clarke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Lee Clarke and Sheri Clarke, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 01/17/21

