Karen Johnson Davidson County
Batch# 531357 DEEDWARR
12/11/2020 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20201211-0145849

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. 12/15/2021

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2020.

Notary Public
MY COMMISSION EXPIRES:
File No. G20-11184

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Kayaya L Kabongo, a single woman (NAME) | New Owner (NAME) | 33-4-A-11 CO |
| 11 Rolling Meadows Dr. (STREET ADDRESS) | (STREET ADDRESS) | |
| Goodlettsville, TN 37072 (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, **Ashlee M. Fistler and Joseph E. Fistler, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kayaya L. Kabongo, a single 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 No. 11 as shown on Plat of Rolling Meadows, Phase 1, Section 1, a resubdivision of Lot 7, Section One, of Solitude acres of record in Book 6250, Page 504, Registers Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194. Incremental Development First Annexation Amendment of record in Book 6726, Page 18, incremental Development Second Annexation Amendment of record in Book 6926, Page 472, Incremental Development Third Annexation Amendment of record in Book 6966, Page 497, Incremental Development Fourth Annexation Amendment of record in Book 6980, Page 188, Incremental Development Fifth Annexation Amendment of record in Book 7138, Page 352, Incremental Development Eighth Annexation Amendment of record in Book 9319, Page 100, Incremental Development Ninth Annexation Amendment of record in Book 9557, Page 25 and re-recorded in Book 9566, Page 369, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ashlee M. Fistler and Joseph E. Fistler, wife and husband by Deed dated July 6, 2018 from Kristen Dee Hays (formerly known as Kristen Dee Filson) and Jamie Hays, wife and husband, recorded July 10, 2018, in Instrument Number 20180710-0066400, Register's Office 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 Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. Restrictions as recorded in Book 6593, page 194, Book 6726, page 18, Book 6926, page 472, Book 6966, page 497, Book 6980, page 188, Book 7138, page 352, Book 7408, page 733, Book 8049, page 711, Book 9319, page 100, Book 9557, page 25, Book 9556, page 369, Book 9675, page 386 and Instrument No. 20170203-0011853, 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 6250, page 504, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 6595, page 734 and Book 8052, page 513, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to HOA in Book 6603, page 488, Book 6726, page 22, Book 6926, page 470, Book 6966, page 500, Book 6980, page 185, Book 7138, page 349, Book 7408, page 730, Book 8049, page 714, Book 9319, page 104 and Instrument No. 20040107-0002792, Book 9557, page 29, Book 9566, page 373 and Book 9675, page 350, said Register's Office.
6. Subject to Sanitary sewer easement in Book 5818, page 658, said Register's Office.
7. Grant of easement to Comcast of Nashville I, LLC in Instrument No. 20121114-0104724, said Register's Office.
8. Agreement for Dedication of Easement for public utility and drainage in Instrument No. 20021025-0130769 & 20040203-0012922, said Register's Office.

The 2020 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.

This is improved property, known as 11 Rolling Meadows Drive, Goodlettsville, TN 37072.

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 2nd day of December, 2020.

x _____
Ashlee M. Fistler

x _____
Joseph E. Fistler

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2020, before me personally appeared Ashlee M. Fistler and Joseph E. Fistler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of December, 2020.

_____
Notary Signature
My commission expires: 3/21/22

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*PREPARED BY AND RETURN TO:*

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

# True Copy Certificate of Authenticity

I, Taylor Grills, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12-15-2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021