Karen Johnson Davidson County
Batch# 541855 DEEDWARR
12/23/2020 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20201223-0152858



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of December, 2020.

NOTARY PUBLIC

My commission expires

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charles Jacob Palmer (NAME)	Bank of Tennessee (NAME)	136-09-0A-004.00
2727 Smith Springs Road (ADDRESS)	112 East Mountcastle Dr. (ADDRESS)	
Nashville, TN 37217	Johnson City, TN 37601	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Donna Kalinowski Blackwell Brown,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Charles Jacob Palmer, a married man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No 65B in a Condominium Site Plan of Spring View Townhomes and being a part of Lot 65 on the Plan ofEdge-O-Lake Estates, Section 20-A, a Condominium Horizontal Property Regime, located on Smith Springs Road, Davidson County, Tennessee, as shown on the Plat of Spring View Townhomes, and being a part of Lot 65 on the Plan of Edge-O-Lake Estates, Section 20A, of record in Plat Book 5200, Page 183, as amended in Book 6359, Page 378, said Register's Office, and described in a Master Deed recorded in Book 6349, Page 428, as amended in Book 6407, page 869, to which plan reference is made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Spring View Townhomes, Condominium Apartments; By-Laws ofrecord in Book 6349, Page 452, and as amended in Book 10348, Page 612, said Register's Office.

Being the same property conveyed to Jerry W. Blackwell and wife, Donna K. Blackwell by deed from Jackie L. Ray, unmarried, dated September 22, 2003 of record in Instrument Number 20031003-0146070, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Donna Kalinowski Blackwell by Quitclaim Deed from Jerry Wayne Blackwell, dated August 19, 2007 of record in Instrument Number 20070502-0052346 Register's Office for Davidson County, Tennessee.

Donna Kalinowski Blackwell having since married and is now known as Donna Kalinowski Blackwell Brown.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 2727 Smith Springs Road, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of December, 2020.

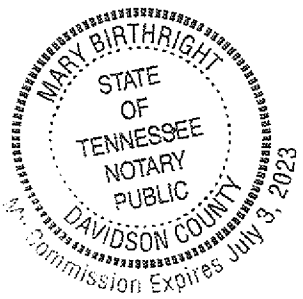
Donna Kalinowski Blackwell Brown

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Kalinowski Blackwell Brown, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of December, 2020.

Notary Public
My Commission Expires:



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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.



Notary's Signature

My Commission Expires: 12/15/2021