WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF December, 2020

Notary Public

MY COMMISSION EXPIRES: 3-13-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Lancaster	New Owner	
(NAME)	(NAME)	
760 Wedgewood Park, Unit 102	Karen Johnson Davidson County Batch# 547364 DEEDWARR 01/05/2021 01:20:30 PM 3 pgs Fees: $18.00 Taxes: $1,295.00 20210105-0001677	105 10 0C 102.00
(ADDRESS)		
Nashville, TN 37203		
(CITY) (STATE) (ZIP)		

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **JEFF F. ROOKS AKA JEFFREY F. ROOKS AND RUTH ELLEN HARDING ROOKS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER LANCASTER, AN UNMARRIED PERSON**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 102, Wedgewood Park, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Wedgewood Park, a Condominium of record in Instrument No. 20050510-0052804, as amended Instrument No. 20060216-0019060; Instrument No. 20060228-0022838 and supplemented in Instrument No. 20060825-0105391; Instrument No. 20070731-0090822; Instrument No. 20091221-0116044, and further amended in Instrument No. 20110329-0024200 and Instrument No. 20200930-0112361, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit E3 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E1 and E2 to said Master Deed.

Being the same property conveyed to Jeff F. Rooks and Ruth Ellen Harding, each unmarried as joint tenants with right of survivorship by Quitclaim Deed from Jeff F. Rooks, of record in Instrument No. 20170612-0058408, in the Register's Office of Davidson County, Tennessee, dated June 06, 2017 and recorded on June 12, 2017. Jeff F. Rooks and Jeffrey F. Rooks are one and the same.

Jeff F. Rooks and Ruth Ellen Harding have since married. Ruth Ellen Harding is now known as Ruth Ellen Harding Rooks.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 760 Wedgewood Park, Unit 102, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 29th day of December, 2020

JEFF F. ROOKS, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

RUTH ELLEN HARDING ROOKS, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

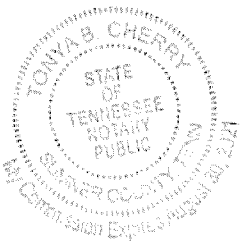
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of December, 2020, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Jeff F. Rooks and Ruth Ellen Harding Rooks and acknowledged that he executed the same as the free act and deed of Jeff F. Rooks and Ruth Ellen Harding Rooks.

Witness my hand and official seal this 29th day of December, 2020.

Commission expires:



Notary Public

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY