Return to:

MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

G#34170-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 566397 DEEDWARR
02/03/2021 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $829.63
20210203-0015360

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$224,225.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of February, 2021.

Notary Public

My commission expires: 11-16-23
(AFFIX SEAL)

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elizabeth Robison	New Owner	**096 09 0 A 727 00 CO**
727 Kent Road		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Sarah Anderson, a single woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Robison, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. B-727 on the Plan of Emery Place Condominiums, as shown on plat of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

BEING the same property conveyed to Sarah Anderson, a single woman, by Warranty Deed dated May 18, 2015, from Mattie Callahan, a single woman, of record in Instrument No. 20150522-0047384, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 6250, Page 719, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Emery Place, of record in Book 6715, Page 96, By-Laws appended thereto; and Amendment of record in Book 6783, Page 205; Second Amendment of record in Book 6845, Page 515; and Third Amendment of record in Instrument No. 20180828-0084947, Register's Office for Davidson County, Tennessee;

3) Amendment to By-Laws for Emery Place and Emery Place Homeowners' Association, Inc., of record in Instrument No. 20080118-0006025, Register's Office for Davidson County, Tennessee;

4) Charter of Emery Place Homeowners' Association, Inc., of record in Book 6647, Page 466, and in Book 6724, Page 627, said Register's Office;

5) Dedication of Common Areas to Emery Place Homeowners' Association, by Quitclaim Deed of record in Book 6947, Page 944, said Register's Office; and,

6) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **727 Kent Road, Nashville, TN 37214**.

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 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/our hand(s) this **1st** day of **February, 2021.**

Sarah Anderson

Sarah Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sarah Anderson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **February, 2021.**

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Certificate of Authenticity

I, Ryan Lux, 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 Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON