Karen Johnson Davidson County
Batch# 575171 DEEDWARR
02/22/2021 03:18:16 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20210222-0021355

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1094

WARRANTY DEED

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, the undersigned **Zachary Fulton Keith and Sarah Alexandra Keith (FKA Sarah Alexandra Krock), husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Caroline A Cornell, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 41, also known as Apartment No. 6-H on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5211, page 325, amended in Book 5616, page 133, and Book 6079, page 516, said Register's Office.

Being the same property conveyed to Zachary Fulton Keith and Sarah Alexandra Krock, both unmarried as joint tenants with right of survivorship by Warranty deed from Anna Kate McGuire, unmarried of record in Instrument No. 20160511-0046611 Register's Office for Davidson County, Tennessee, dated May 09, 2016 and recorded on May 11, 2016. Zachary Fulton Keith is now married to Sarah Alexandra Keith FKA Sarah Alexandra Krock.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5025 Hillsboro Road #6H, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Caroline A Cornell	Lending Hand Mortgage, LLC	131-01-0D-041.00-CO
5025 Hillsboro Road #6H	510 Lentz Drive	
Nashville, TN 37215	Madison, TN 37115	

WITNESS THE EXECUTION HEREOF this 22nd day of February, 2021.

Zachary Fulton Keith

Sarah Alexandra Keith

State of Tennessee)
County of Davidson)

On this 22nd day of February, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Zachary Fulton Keith and Sarah Alexandra Keith, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act ~~and deed~~.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 285,000.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of February, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON