THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 581426 DEEDWARR
03/02/2021 11:40:02 AM 2 pgs
Fees: $13.00 Taxes: $2,571.50

20210302-0026441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **695,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH,2021.

Notary Public

MY COMMISSION EXPIRES: 1-7-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry M Nobles & Virginia W. Nobles	OW NEW	MAP 104-02-3M-
204 Acklen Park Drive #103		PARCEL 103.00-CO
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(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, **Hannah D. Johnson, a single woman, and Julie H. Johnson, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry M Nobles and Virginia W Nobles, husband and wife**

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 103, as shown on the Plan of Novello Condominium, a Horizontal Property Regime with private elements having been established by the declaration of covenants, conditions and restrictions of the Novello Condominium of record in Instrument No. 20151116-0116232, as amended in Instrument No. 20161220-0133623 and Instrument No. 20170925-0097876, Register' s Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hannah D. Johnson, a single woman, and Julie H. Johnson, a single woman, by Warranty deed from 204 Acklen, LLC of record in Instrument No. 20180410-0033791 Register's Office for Davidson County, Tennessee, dated April 06, 2018 and recorded on April 10, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 421, Page (s) 82 and 83; (3) the Master Deed establishing a Horizontal Property Regime of The Novello Condominium of record in Instrument Number 20151116-0116232, amended in Instrument No. 20161220-0133623 and Instrument No. 20170925-0097876; (4) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20141112-0103946; (5) Assignment of Rights of record in Instrument Number 201808020075649; (6) Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel; (7) Subject to rights of others in and to the common areas and/or elements; (8) all applicable governmental and zoning regulations.

This is IMPROVED property known as **204 Acklen Park Drive #103, Nashville, TN 37203.**

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 our hands this the 1st day of March, 2021.

Hannah D. Johnson

Julie H. Johnson by Hamah D. Johnson, Attorney-in-Fact

attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hannah D. Johnson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of March, 2021.

My Commission expires 1-8-24

JAMES A. WAECHTER DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hannah D. Johnson** 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 on behalf of **Julie H. Johnson**, as her Attorney in Fact, as the free act and deed of the within named **Julie H. Johnson**.

Witness my hand and official seal this the 1st day of March, 2021.

My Commission expires 1-8-24

JAMES A. WAECHTER DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

Notary Public