WARRANTY DEED

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF FEBRUARY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-30-21

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2146LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Katrina Marie Pricopio Lothamer and Brendan Cooper	Reliant Bank 9041 Executive Park Drive, Ste. 104	
7518 Station Drive	Knoxville, TN	142 10 0E 041.00
Nashville, TN 37221	37923	

FOR AND IN 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,

JOSEPH F. DUNCAN III, AN UNMARRIED MAN

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

KATRINA MARIE PRICOPIO LOTHAMER AND BRENDAN COOPER,
JOINT TENANTS WITH RIGHTS OF SURVIVIORSHIP

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 No. 41 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959, Supplemented in Instrument No. 20160926-0101494, Supplement corrected in Instrument No. 20161025-0112596 and supplemented in Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

Being the same property conveyed to Karen L. Duncan* and Joseph F. Duncan III, wife and husband by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20170927-0098835, in the Register's Office of Davidson County, Tennessee, dated September 25, 2017 and recorded on September 27, 2017.

* Karen L. Duncan having since passed away on October 11, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bellevue Station, as recorded in Instrument No. 20160104-0000543.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160108-0001959; supplemented in Instrument No. 20160926-0101494 and scrivener's affidavit in Instrument No. 20161025-0112596; further supplemented in Instrument No. 20170427-0041683.
5. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151001-0099985.
6. Easement for Right of Way Agreement for Public Roads, recorded in Book 2086, Page 272.
7. Easement for Sewer Line, recorded in Book 4613, Page 509.

Karen Johnson Davidson County
Batch# 584839 DEEDWARR
03/04/2021 01:46:30 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63
20210304-0028501

This is improved property known as 7518 Station Drive, Nashville, TN 37221

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 in 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 on the 26th day of February, 2021.

Joseph F. Duncan III

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JOSEPH F. DUNCAN III, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of February, 2021.

Notary Public

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

My Commission Expires: 2-19-2024

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-21