THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233516**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $812,500.00. Affiant Subscribed and sworn to before me, this 22nd day of March, 2021. Notary Public My Commission Expires:

CHAD L. SEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024

Karen Johnson Davidson County
Batch# 598761 **DEEDWARR**
03/23/2021 02:31:52 PM 2 pgs
Fees: $13.00 Taxes: $3,006.25

20210323-0038379

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Arminta McClanahan and Thomas McClanahan 2919 Woodlawn Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117 02 0K 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michelle L. Kennedy, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arminta McClanahan and Thomas McClanahan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Woodlawn/Natchez Condominiums, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Woodlawn/Natchez Condominiums, a Horizontal Property Regime, of record in Instrument Number 20050426-0046490, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed Michelle L. Kennedy, an unmarried woman, by Warranty Deed from Sean Yung-Hsiang Wang and Chiaojung Jillian Tsai, husband and wife, of record in Instrument No 20110303-0016911, in the Register's Office of Davidson County, Tennessee, dated February 26, 2011 and recorded on March 03, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Development of Stokes Tract, E. L . Hampton, as recorded in Plat Book 974, Page(s) 24.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Woodlawn/Natchez Condominiums of record in Instrument No. 20050426-0046490; also subject to easements, rights and interests 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 building thereon.

This is improved property located at 2919 Woodlawn Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2021.

Michelle L. Kennedy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle L. Kennedy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2021.

Notary Public
My Commission Expires:

