File# 34438-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 609218 **DEEDWARR**
04/07/2021 10:28:40 AM 2 pgs
Fees: $13.00 Taxes: $728.90

20210407-0045721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER IS $197,000.00.~~

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April 2021.

NOTARY PUBLIC

My commission expires: 11/6/2024

SHERRI KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter L. Travis 21 Vaughns Gap Road #F-89 Nashville, TN 37205	Better Mortgage Corp. PO Box 650094 Dallas, TX 75265-0094	129150A08900CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Seven Thousand and 00/100 Dollars ($197,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MATTHEW T. DSIDA, A SINGLE MAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HUNTER L. TRAVIS, A SINGLE PERSON**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Unit No. 89 on the Plan of Belle Meade Highlands Condominium, of record in Exhibit A-2 on Master Deed of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew T. Dsida, a single man from Lara Kirby Key, married and Kerrie K. Johnson, married, by Warranty Deed dated 04/04/2019 and recorded 04/08/2019 in Instrument No. 20190408-0031783, Register's Office of said County.

Being the same property conveyed to Lara Kirby Key and Kerrie K. Johnson from James Alex Hutchison, heir at law of James Robert Hutchison, by Warranty Deed dated 04/02/2019 and recorded 04/08/2019 in Instrument No. 20190408-0031782, Register's Office of said County.

Being the same property conveyed to Lara Kirby Key, unmarried and Kerrie K. Johnson,

unmarried, joint tenants with right of survivorship from James Alex Hutchison, administrator of The Estate of James Robert Hutchison and Sharon Hutchison, by Warranty Deed dated 11/01/2018 and recorded 11/13/2018 in Instrument No. 20181113-0111801, Register's Office of said County.

The address of the herein described property is believed to be 21 Vaughns Gap Road #F-89, Nashville, TN 37205, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of April, 2021.

MATTHEW T. DSIDA

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ -- Shelby

Personally appeared before me, a Notary Public, Matthew T. Dsida, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of April, 2021.

CLEMETEE WHALEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Notary Public

Clemetee Whaley
Printed Notary Name

My commission expires: 01/18/2022