Karen Johnson Davidson County
Batch# 613983 DEEDWARR
04/13/2021 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20210413-0049146

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
William R. Lynch 938 Coarsey Drive Nashville, TN 37217	William R. Lynch 938 Coarsey Drive Nashville, TN 37217	107-13-0A-038-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Austin Guillemet**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William R. Lynch, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 938 of Four Maples Condominiums, a Horizontal Property Regime with Private Elements, as shown on the plat of record in Book 5200, Page 283, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime, of record in Book 5657, Page 438, Book 5660, Page 185 and Book 9263, Page 512, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Austin Guillemet, by deed dated October 30, 2020, and recorded November 5, 2020, from Karen Cowell and Michael W. Cowell, wife and husband, of record in Instrument Number 20201105-0129922, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes for 2021 and subsequent years, liens not yet due and payable; (2) Restrictions, covenants, conditions, reservations, and easements (deleting therefrom restrictions indicating any preference, limitation, or discrimination based on race, color religion, sex, handicap, familial status or national origin), recorded in Book 5657, Page 438, corrected in Book 5660, Page 185, and Book 9263, Page 512; (3) All matters shown on the Plat of Four Maples Condominiums, as recorded in Book 5200, Page 283; (4) Terms and provisions of By-Laws of Four Maples Homeowners Association recorded in Instrument No. 20051012-0122820; (5) Easements affecting the Common Areas as shown of record not stated herein; & (6) Any and all existing easements not stated herein, Register's Office for Davidson County, Tennessee.

This is Improved Property known as: 938 Coarsey Drive Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of April, 2021.

(SEAL)
Austin Guillemet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2021, before me personally appeared Austin Guillemet, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of April, 2021.

Notary Signature
My commission expires: 07-03-2023

MATTHEW ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Laer
(Affiant)

Sworn to and subscribed before me this 8th day of April, 2021.

Notary Public
My commission expires: 4-17-2023
File No. 2021-460

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

True Copy Certification

I, **Laura Desmond** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Laura Desmond

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy M. Jones** a notary public for this county and state **Laura Desmond** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy M. Jones
My Commission Expires:

