WARRANTY DEED

Karen Johnson Davidson County
Batch# 615874 DEEDWARR
04/15/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20210415-0050470

File No. TR-21-515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Help, LLC., a Tennessee Limited Liability Company	New Owner	
(NAME)	(NAME)	
201 Acklen Park Drive, Unit 1	73 White Bridge Rd #103	104-02-0A-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville TN 37205	
(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, I/we, **Kayci Lee Springfield,** an unmarried woman HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Property Help, LLC., a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No 1 of Acklen Park Condominiums, a horizontal property regime pursuant to Tennessee Horizontal Property Act as shown on the Plan of record in Book 5200 Page 503 and shown as Exhibit "I" to the Master Deed of record in Book 6045 Page 173 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description together with the said appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kayci Lee Springfield, a single woman by Warranty deed from Paul Ross, unmarried of record in Instrument No. 20171129-0121960 Register's Office for Davidson County, Tennessee, dated November 27, 2017 and recorded on November 29, 2017. (Value of consideration shown in aforementioned deed $149,900.00.) Being also known as 201 Acklen Park Drive, Unit 1 1 Nashville, Tennessee 37203.

This is property more commonly known as 201 Acklen Park Drive, Unit 1, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 9th day of April, 2021.

Kayci Lee Springfield

STATE OF ~~TENNESSEE~~ ALABAMA CSH
COUNTY OF ~~DAVIDSON~~ SHELBY CSH

On this 9th day of April, 2021, before me personally appeared Kayci Lee Springfield, 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 9th day of April, 2021.

Notary Signature
My commission expires: JUNE 2 2024

CHARLES S. HOLMES
MY COMMISSION EXPIRES
NOTARY
PUBLIC
06/02/2024
ALABAMA STATE AT LARGE

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024