Karen Johnson Davidson County
Batch# 615945 DEEDWARR
04/15/2021 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20210415-0050550

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

X Tara Leona Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2021.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G21-12261

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tara Leona Brown (NAME)	Bank of Tennessee (NAME)	135-08-0A-843-00
843 Long Hunter Court (STREET ADDRESS)	P.O. Box 4980 (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Johnson City, TN 37602 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Margaret Lorena Harvey, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tara Leona Brown, an unmarried woman**, 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. 843 OF NASHBORO VILLAGE NINETEEN CONDOMINIUM, A CONDOMINIUM OR HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5333, PAGE 957, SAID REGISTER'S OFFICE AND SHOWN ON A PLAN OF RECORD IN BOOK 5200, PAGE 80, SAID REGISTER'S OFFICE. TOGETHER WITH EACH AND ALL RIGHTS, PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING, AS SET FORTH IN THE SAID MASTER DEED, (AND BY-LAWS WHICH FORM A PART THEREOF), INCLUDING, WITHOUT LIMITATION, SUCH UNITS UNDIVIDED PERCENTAGE INTEREST IN THE LAND AND COMMON ELEMENTS, AND ITS INTEREST IN ANY APPURTENANT LIMITED COMMON ELEMENTS.

Being the same property conveyed to Margaret Lorena Harvey, a single person by Deed dated April 25, 2019, recorded April 29, 2019, in Instrument Number 20190429-0039218, in the Register's Office of Davidson County, Tennessee. See also previous deed of record in Instrument 20180302-0019669, dated March 2, 2018, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee.
2. Easement to Metro Government of record in Book 4821, Page 111, Register's Office for said County.

3. Easements to Colonial Pipeline of record in Book 3955, Page 180 and Book 4588, Page 473, Register's Office for said County.
4. Easement to Tennessee Power Company of record in Book 437, Page 14, Register's Office for said County.
5. Charter for Homeowners Association of record in Book 4828, Page 834 and Book 5576, Page 419, Register's Office for said County.
6. Master Deed of record in Book 5333, Page 957, Register's Office for said County.
7. Quitclaim Deed to Metro Government of record in Book 8524, Page 546, Register's Office for said County.
8. Easement to Comcast of Nashville I, LLC of record in Instrument 201707170071705, Register's Office for said County.
9. Restrictions as recorded in Book 4827, Page 14; Book 5465, Page 561; Book 5588, Page 429; Book 5469, Page 840 and Book 7751, Page 907, Register's Office for Davidson County, Tennessee.
10. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 843 Long Hunter Court, Nashville, TN 37217.

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. Whenever 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(s) this 14th day of April, 2021.

X Margaret Lorena Harvey
Margaret Lorena Harvey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2021, before me personally appeared Margaret Lorena Harvey, 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 14th day of April, 2021.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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

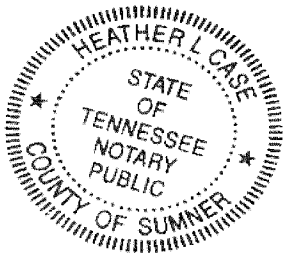
State of Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)



My commission expires: 7/2/2024