Karen Johnson Davidson County
Batch# 617270 DEEDWARR
04/16/2021 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $913.90
20210416-0051517

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $247,000.00. Affiant Subscribed and sworn to before me, this the 9th day of April, 2021. Notary Public My commission expires: October 2, 2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

36163

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ann Kristen Mrozinski	First Horizon Bank ~~New Owner(s)~~	131-01-0D-138.00
5025 Hillsboro Pike 17H	12719 Cantrell Rd. Suite 200	
Nashville, TN 37215	Little Rock, AR 72223	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SEAN ASHWORTH, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANN KRISTEN MROZINSKI**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 138 (A/K/A Unit 17H) as shown on the Plat of Georgetown Apartments, a condominium, of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .410 Percent interest in the common elements of 5025 Hillsboro HomeOwners Association as described in Master Deed and Bylaws of record in Book 5211, Page 325, as amended in Book 5616, page 133 and Book 6079, Page 516, said Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Roy P. Ashworth and Kimberly A. Ashworth, husband and wife by Warranty deed from Harry L. Page, III and wife, Ann M. Page of record in Instrument No. 20130826-0089613 Register's Office for Davidson County, Tennessee, dated August 23, 2013 and recorded on August 26, 2013.

Being the same property conveyed to Sean Ashworth by Quitclaim deed from Roy P. Ashworth and Kimberly A. Ashworth, husband and wife of record in Instrument No. 20200828-0097922 Register's Office for Davidson County, Tennessee, dated August 24, 2020 and recorded on August 28, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5025 Hillsboro Pike 17H, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of April, 2021.

Sean Ashworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sean Ashworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of April, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

