Karen Johnson Davidson County
Batch# 618550 DEEDWARR
04/20/2021 09:27:47 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20210420-0052551

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Lakita A. Clark
826 Old Coach Court
Hermitage, TN 37076

MORTGAGEE
CapStar Bank
2002 Richard Jones Road Ste A300
Nashville, TN. 37215

SEND TAX BILLS
Mortgagee

MAP-PARCEL:

064-12-0A-826.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Tammie Kay Albert,** a single woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lakita Anne Clark,** single woman, 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:

Land in Davidson County, Tennessee, being all of Unit No. 826, of Fox Run, First Revision - Part of Section 2, a Condominium, established by the Master Deed of record in Book 5535, Page 713 and plan of record in Plat Book 5200, Page 357, of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Tammie K. Albert, unmarried woman by Warranty deed from Rebecca S. Anderson, an unmarried woman of record in Instrument No. 20190722-0071815 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on July 22, 2019.

Being also known as 826 Old Coach Court 826 Hermitage, Tennessee 37076.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all applicable government and zoning regulations.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **826 Old Coach Court Hermitage, TN 37076.**

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 our hands this 5th day of April, 2021.

Tammie Kay Albert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tammie K. Albert, unmarried woman, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2021.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/10/2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $220,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 10/10/2024

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY