THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 618714 DEEDWARR
04/20/2021 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $884.30
20210420-0052736

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Catherine Lazarus 7233 Althorp Way Nashville, TN 37211	Catherine Lazarus ~~Owner~~ 747 12th St # 3 Manhattan Beach, CA 90266	172-12-0D-405.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael B. Semmerling, Trustee of Michael B. Semmerling Trust, Pursuant to Declaration of Trust dated 05-27-1999 and Judith B. Semmerling, Trustee of The Judith B. Semmerling Trust. pursuant to Declaration of Trust dated 05-27-1999**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Catherine Lazarus**, hereinafter called the Grantee, her heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit S-3** as shown on Exhibit B2 and B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B-2 of Instrument No. 20050815- 0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Michael B. Semmerling, Trustee of Michael B. Semmerling Trust, Pursuant to Declaration of Trust dated 05-27-1999 and Judith B. Semmerling, Trustee of The Judith B. Semmerling Trust. pursuant to Declaration of Trust dated 05-27-1999, by Warranty Deed from Mary H. Wesson, unmarried, of record on August 7, 2020, at Instrument No. 20200807-0088224, Davidson County Register of Deeds.

This property is commonly known as 7233 Althorp Way, Nashville, TN 37211.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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, as of the dates noted below:

Date: 4/16/2021

Michael B. Semmerling, Trustee of Michael B. Semmerling Trust, Pursuant to Declaration of Trust dated 05-27-1999

Date: 4/9/2021

Judith B. Semmerling, Trustee of The Judith B. Semmerling Trust. pursuant to Declaration of Trust dated 05-27-1999

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael B Semmerling,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16 day of April, 2021.

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judith B. Semmerling,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9 day of April, 2021:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$239,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 16th DAY OF April, 2021:

Notary Public

My Commission Expires: 6/3/2024

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY