Karen Johnson Davidson County
Batch# 618765 DEEDWARR
04/20/2021 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210420-0052796

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of April, 2021.

Notary Public

My commission expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

(Notary Stamp)

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Kathryn Lillian Bridges & Ashley Botts Willis** | New Owners | **133-05-0C-001.00-CO** |
| **500 Veritas St** | | |
| **Nashville, TN 37211** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Matthew W. Grace and Kristina A. Grace, husband and wife**

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

**Kathryn Lillian Bridges, an unmarried woman, and Ashley Botts Willis, an unmarried woman, as joint tenants with rights of survivorship**

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A of Keystone Veritas Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County Tennessee and described in a Master Declaration of Covenants, Conditions and Restrictions for Keystone Veritas Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161116-0120669, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants and regulations imposed upon and relating to the units, co-owners and tenants of Keystone Veritas Townhomes, a Horizontal Property Regime with Private Elements contained in said Master Declaration, the Plat filed as Exhibit "A" to said Master Declaration appearing of record as Instrument No. 20161116-0120669, and By-Laws appended thereto as Exhibit "C" said Register's Office, are incorporated hereby

reference and made a part hereof the same as though copied herein for ' a more complete identification and description of said Unit.

Being the same property conveyed to Matthew W. Grace and Kristina A. Grace, husband and wife, by Warranty deed from Lex and Co., LLC of record in Instrument No. 20161213-0130403 Register's Office for Davidson County, Tennessee, dated December 08, 2016 and recorded on December 13, 2016.

This is improved property known as **500 Veritas St, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 16th day of April, 2021.

Matthew W. Grace

Kristina A. Grace

**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, Matthew W. Grace and Kristina A. Grace, 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, and who swore to the statements made above and subscribed their names above.

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

Notary Public

My Commission Expires: 9/29/21

MICHELLE W. LOCKE * NOTARY PUBLIC * STATE OF TENNESSEE * WILLIAMSON COUNTY

Lenders Title File No. 21-000202-525

SP 11/2015

# True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021