Karen Johnson Davidson County
Batch# 621880 DEEDWARR
04/23/2021 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210423-0054686

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

13-NSH21-01483

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alex Adere 438 Lemont Drive Nashville, TN 37216	AMERIS BANK MTG 3560 PIEDMONT RD NE, STE 105 ATLANTA, GA 30305	061-05-0A-005.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees; and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrea K. Howat, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alexander Michael Adere, a single man,** hereinafter called the Grantees, their successors 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. 24, on the plan of Condominium Site Plan, Phase 1, Poplar Glen, a horizontal property regime established by Master Deed and By-Laws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, Page 591, and Book 7548, Page 612, Register's Office for said County, and as shown and described on the Plan for Poplar Glen, Phase I, of record in Book 6900, Page 646, corrected in Book 7572, Page 609, to which reference is hereby made for a more complete legal description, together with an undivided percentage interest in the Common Elements allocated to said unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.
>
> Being the same property conveyed to Andrea K. Howat, unmarried by deed from Latoya Gibson, unmarried, dated September 14, 2018, recorded September 17, 2018, of record in Instrument No. 20180917-0091791, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 438 Lemont Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 21st day of April, 2021

Andrea K. Howat

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of April, 2021, before me personally appeared Andrea K. Howat, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022