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# WARRANTY DEED

Karen Johnson Davidson County
Batch# 623405 DEEDWARR
04/27/2021 12:18:19 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210427-0056020

MJ-SB-VRES-21-4505-115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant **Theresa L. Smith**

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF APRIL, 2021.

Notary Public **I. Dyke Tatum**

MY COMMISSION EXPIRES: 5/3/2021
(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER(S) |
|---|---|---|
| **Ellen Currey** | **F & M Bank** | |
| (NAME) | (NAME) | |
| **4505 Harding Pike #115** | **10 Cadillac Drive, Suite 100** | **116-03-0B-115.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | **Brentwood, TN 37027** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LANA SKELO FKA LANA JOHNSTON, UNMARRIED** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Ellen Currey, unmarried** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 115 of Royal Oaks Condominium a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 45, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Lana Johnston by Warranty deed from Laura L. Wooley, unmarried of record in Instrument No. 20160726-0076630 Register's Office for Davidson County, Tennessee, dated July 25, 2016 and recorded on July 26, 2016. Subject property was not said grantor's primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 5200, Page 45, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 4505 Harding Road Homeowners' Associationof record in Book 5282, Page 972 with By-Laws appended thereto at Book 5282, Page 992, Register's Office for Davidson County, Tennessee.
- Charter of 4505 Harding Road Homeowners' Association of record in Book 5282, Page 501, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5144, Page 244 and Book 4660, Page 59, in the Register's Office for Davidson County, Tennessee.
- Easements and Reservations contained in Deed of record in Book 4744, Page 370, modified in Book 4978, Page 524 and Book 4978, Page 524, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3165, Page 607, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 3347, Page 188, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or storm drainage of record in Book 4835, Page 964, in the Register's Office for Davidson County, Tennessee.
- Easement for Driveway of record in Book 4668, Page 986, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers of record in Book 3958, Page 152, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4505 Harding Pike #115, Nashville, Tennessee 37205**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22 DAY OF APRIL, 2021.

Lana Skelo by [signature], attorney-in-fact
Lana Skelo by Ryan Terrell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Terrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LANA SKELO, and who acknowledged he executed the same as the free act and deed of the said LANA SKELO.

Witness my hand and official seal, this the 22nd of April, 2021.

[signature]
Notary Public
My Commission Expires:
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212