Karen Johnson Davidson County
Batch# 630028 DEEDWARR
05/06/2021 10:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20210506-0060936

Name and Address of New Owner:
Megan Roberts
8246 Persia Way
Nashville, TN 37211

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-21040836

Map and Parcel: 172-12-0D-471.00

WARRANTY DEED

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, **Julie Bretz and Steven Bretz**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Megan Roberts, a single woman,** hereinafter called the GRANTEE, his 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 Lot No. 517 on the Plan of Final Subdivision Plat Town Center Homes at Lenox Village, Section III of record in Plat at Instrument No. 20060118-0006550, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julie C. Thompson, NKA Julie Bretz, married, by Warranty Deed from Gladys C. Espin and Jaime R. Nunez, a/k/a Jaime R. Nunez, wife and husband of record in Instrument No. 20160815-0084669, Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on August 15, 2016.

This conveyance is subject to the following: All matters shown on Plat recorded in Instrument No. 20060118-0006550; Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20020315-0032826 as supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, 20060120-0007914 as corrected in Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 20080326-0030439 and in any allied instrument(s) referred to in said restrictions.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Town Center Homes of Lenox Village, Section III, and recorded in Instrument No. 20020315-0032825 as amended in Instrument No. 20040526-0062221 and Instrument No. 20060120-0007913 and Instrument No. 20080326-0030449; Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Instrument No. 20030828-0125180; Charter of Lenox Village Towne Center Homeowner's Association of record in Instrument No. 20031016-0153550; Stormwater Detention Agreement of record in Instrument Number 20051221-0152802, said all the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements. Taxes for the year 2021, a lien not yet due and payable.

Steven Bretz joins in this conveyance to convey any marital interest they may have in subject property.

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) building restrictions, and (5) other matters of public record.

This is improved property known as: 8246 Persia Way, Nashville, TN 37211

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 3rd day of May, 2021.

Julie Bretz

Steven Bretz

State of ~~Tennessee~~ California

County of San Diego

Personally appeared before me, Julie Bretz and Steven Bretz with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd of May, 2021.

Notary Public
My Commission Expires: 6·10·2023

LIA ARANDA SALAS
COMM. #2292411
Notary Public - California
San Diego County
My Comm. Expires June 10, 2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00.

Affiant Signature

Subscribed and sworn to before me, this ~~3rd~~ 5th day of May, 2021.

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 03/01/2025

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

