Karen Johnson Davidson County
Batch# 630757 DEEDWARR
05/06/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,018.67
20210506-0061175

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $275,317.00.

Affiant

Subscribed and sworn before me this the 5th day of May, 2021.

Notary Public
My commission expires: 6-11-2023

SPENCER RYAN GROSS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-11-2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jillian Weber 1510 Lincoya Bay Drive Nashville, TN 37214	Jillian P. Weber 1510 Lincoya Bay Dr. Nashville, TN 37214	109-05-0D 095.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY KATHERINE BODRI, TRUSTEE OF THE MARY KATHERINE BODRI LIVING TRUST DATED AUGUST 19, 2020, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JILLIAN P WEBER, UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1510 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Mary Katherine Bodri, Trustee of the Mary Katherine Bodri Living Trust dated August 19, 2020, by deed dated 08/19/2020, from Mary Katherine Bodri, an unmarried woman, of record in Instrument No. 20200929-0111755, Register's Office for said County.

Also being the same property conveyed to Mary Katherine Bodri, a married woman, by deed dated 10/27/2017, from Carolyn J. Schetter f/k/a Carolyn J. Woods, a married woman, of record in Instrument No. 20171030-0110831, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1510 Lincoya Bay Drive, Nashville, TN 37214.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

MKB

Witness my hand this the 5 day of May, 2021.

Mary Katherine Bodri Living Trust dated August 19, 2020

Mary Katherine Bodri - TRUSTEE

Mary Katherine Bodri, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mary Katherine Bodri, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, The Mary Katherine Bodri Living Trust dated August 19, 2020, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of The Mary Katherine Bodri Living Trust dated August 19, 2020 by the said Mary Katherine Bodri as such TRUSTEE.

Witness my hand and official seal this 5 day of May, 2021.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy of Certification

I, Seth Dearinger, do hereby make 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 executed and authenticated according to law.

Seth Dearinger

State of Tennessee
County of Williamson

Personally appeared before me, Emily Crowder, a notary public for this county and state, Seth Dearinger, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Emily Crowder, Notary Public

My Commission Expires on 8/1/2024

EMILY CROWDER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF CHEATHAM