Karen Johnson Davidson County
Batch# 666663 DEEDWARR
06/28/2021 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210628-0087149

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2021.

Notary Public

My commission expires: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Zoe Amanda Hardwell	Better Mortgage	**128-06-A-512.00co**
512 Stacy Square Terrace	2704 ALT 19 North	
Nashville, TN 37221	Palm Harbor, FL 34683	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lindsey C. Henning, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zoe Amanda Hardwell, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit 512, Lot 2, in a Horizontal Property Regime as shown on the condominium site plan of Stacy Square Townhomes II Condominium Apartments, as of record in Plat Book 6250, page 159, and as amended by Exhibit "A" to Master Deed of record in Book 6497, page 700, and amended in Book 8117, page 891, Register's office for Davidson County, Tennessee, established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq of the Tennessee Code Annotated and is subject to the provisions and requirements thereof, to the By-Laws for the administration thereof; to easements, rights and interest in favor of the 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Stacy Square II Condominium Apartments, in Book 6250, page 159, amended by Exhibit "A" to Master Deed in Book 6497, page 700, and amended in Book 8117, page 891, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lindsey C. Henning, unmarried by Deed dated October 22, 2015 from David Knies and wife, Sarah Knies, of record in Instrument No. 20151023-0108170, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Book 6250, Page 159, and amended by Exhibit "A" to the Master Deed in Book 6497, page 700, and amended in Book 8117, page 891, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **The Premises herein insured is a condominium apartment established pursuant to all 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; and is subject to the By-Laws for the administration 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Stacy Square Townhomes II Condominiums, of record in Book 6497, page 700, and as amended in Book 8117, page 891, Register's Office for Davidson County, Tennessee.

3) **By-Laws of Stacy Square Townhomes II Homeowners' Association, Inc. of record in Book 6497, page 721, Register's Office for Davidson County, Tennessee.**

4) **Charter of Stacy Square Townhomes II Homeowners' Association of record in Book 6388, page 616, Register's Office for Davidson County, Tennessee.**

5) **Agreement to Maintain Road, of record in Book 6391, page 460, Register's Office for Davidson County, Tennessee.**

6) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 512 Stacy Square Terrace, Nashville, TN 37221.

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 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 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/our hand(s) this 28th day of May, 2021.

Lindsey C. Henning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lindsey C. Henning,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **May, 2021.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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