Prepared by and Return to:
OLO/FOREMAN WATSON LAND TITLE
101 SE Parkway Court, STE 220
Franklin, TN 37064-3982

Karen Johnson Davidson County
Batch# 669123 DEEDWARR
07/01/2021 09:29:31 AM 3 pgs
Fees: $18.00 Taxes: $814.00

20210701-0089072

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Daytha L Adams 21 Vaughns Gap Road Unit 101 G Nashville, TN 37205

Order Number: 101-10324290

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Anna-Jean Lanelle Derrington, an unmarried woman**, for Two Hundred Twenty Thousand Dollars and 00/100 ($220,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Daytha L. Adams, an unmarried person**, whose address is 21 Vaughns Gap Road, Unit 101 G, Nashville, TN 37205, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. 101, together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 7091, Page 302, amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited to all matters shown on the Plan attached as Exhibit A-2 to Master Deed in Book 7091, Page 302, Register's Office,

By-Laws of record in Book 7091, Page 351, amended in No. Instrument 20071025-0126213, Register's Office, Charter of record in Book 7102, Page 223, Easement of record in Book 11000, Page 273, Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4816, Page 427, corrected in Book 4881, Page 710, Register's Office for Davidson County, TN.

All ~~other~~ easements, restrictions, ~~and matters~~ of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 129-15A-101.00CO
Street address of property: 21 Vaughns Gap Road, Unit 101 G, Nashville, TN 37205

Prior Instrument References by which Grantor(s) acquired title: Instrument 20131122-0120580 in the Register's Office, Davidson County, Tennessee.

Signed this 29 day of June, 2021.

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

Signature of Grantor(s):

Anna-Jean Lanelle Derrington

STATE OF Tennessee, COUNTY OF Williamson, SS:

BE IT REMEMBERED That on this 29th day of June, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Anna-Jean Lanelle Derrington, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 129-15A-101.00CO
Street address of property: 21 Vaughns Gap Road, Unit 101 G, Nashville, TN 37205

Oath of Consideration

I or we, Anna-Jean Lanelle Derrington, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $220,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 29 day of June, 2021.

Signatures of Affiant(s):

Anna Jean Lanelle Derrington

Sworn and subscribed before me this 29th day of June 2021.

Linda Mendoza
Notary Public

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY