WARRANTY DEED

Karen Johnson Davidson County
Batch# 670726 **DEEDWARR**
07/02/2021 11:53:20 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20210702-0090092

G-SB-VRES-21-902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
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)
Lance Austin Kelley	**Gardner Financial Services LTD, dba Legacy Mutual Mortgage**	
(NAME)	(NAME)	
902 Todd Preis Drive	**3503 Paesanos Parkway**	**142-05-0D-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**San Antonio, TX 78231**	
(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, **JOY RONEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LANCE AUSTIN KELLEY, A SINGLE MAN,** 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 certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. A-402 on the Condominium site plan of Amended Plat Buildings A, L, N, R. V, W, X, Y and Z, Phase One, Section Four, River Plantation Condominium Apartments, of record in Book 4860, pages 107, 108 and 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joy Roney, unmarried by Warranty Deed from Ellen P. Langdon, unmarried of record in Instrument No. 20060531-0063707, Register's Office for Davidson County, Tennessee, dated May 25, 2006 and recorded on May 31, 2006.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4860, Page 107 through 109, inclusive, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Plantation, Section Four of record in Book 4892, Page 440, as amended in Book 4956, Page 756, Instrument 20050128-0010626 and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4892, Page 456, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 174, Page 70, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3770, Page 6 and Book 2274, page 547, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20050415-0042394, 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: **902 Todd Preis Drive, Nashville, Tennessee 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 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 28th DAY OF JUNE, 2021.

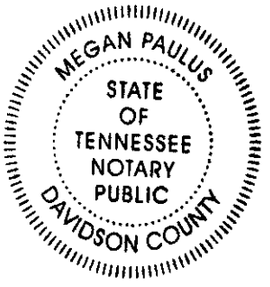
Joy Roney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOY RONEY, the within named bargainor, 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, this the 28th of June, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



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