Karen Johnson Davidson County
Batch# 672507 DEEDWARR
07/07/2021 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $767.75
20210707-0091613

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 $207,500.00.

Affiant

Subscribed and sworn before me this the 1st day of July, 2021.

Notary Public
My commission expires:

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Allison Nicole Cable 2197 Nolensville Pike #106 Nashville, TN 37211	New Owner	105-16-OB-106.00 CO

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, KIMBERLY WEBB, SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALLISON NICOLE CABLE, UNMARRIED, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 106, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plat of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, First Amendment in Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment of the Declarations of record under Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kimberly Webb, single woman, from Park at Melrose Heights, LLC, a Tennessee limited liability company, by Warranty Deed dated July 24, 2015 of record in Instrument No. 20150727-0073297, Register's Office of Davidson County, Tennessee.

Being also known as 2197 Nolensville Pike, Unit 106, Nashville, TN 37211.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2197 Nolensville Pike #106, 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 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.

Witness my hand this the 1st day of July, 2021.

Kimberly Webb

STATE OF Georgia

COUNTY OF Clayton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly Webb, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2021.

My commission expires: 1/21/25

Notary Public

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/1/21.

Affiant Signature

7/2/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/2/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON