Karen Johnson Davidson County
Batch# 672599 DEEDWARR
07/08/2021 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210708-0091719

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant



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

Notary Public
My Commission Expires:

2021-374

Address of New Owner:	Send Tax Bills to:	Tax Information:
Julie A. Warren	New Owner	
3475 Golf Club Lane	3475 Golf Club Ln.	117-07-0F-003.00-CO
Nashville, TN, 37215	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Alison R. Anderson, a married woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Julie A. Warren, an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of Brighton Court Condominium, Phase One a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 6629, Page 532 amended in Book 6912, Page 158 and Book 6912, Page 163 Register's Office for said County, to which Source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Alison R. Anderson, unmarried by Warranty deed from Mary Canniff, unmarried and Katherine Canniff Welty and spouse, Chris Welty of record in Instrument No. 20070815-0097706 Register's Office for Davidson County, Tennessee, dated July 31, 2007 and recorded on August 15, 2007.

Jerome Teague, spouse of Alison R. Anderson, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3475 Golf Club Lane, Nashville, TN 37215.**

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 and assigns, forever; and we do covenant with 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 our hands this 1st day of July, 2021.

Alison R. Anderson

Jerome Teague

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alison R. Anderson and Jerome Teague, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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



DAVID L PRINTUP
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
06-30-2024

Notary Public
My Commission Expires: 6.30.2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 July 1, 2021.

Date

Affiant Signature

July 1, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON