Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1814TN

Karen Johnson Davidson County
Batch# 676716 **DEEDWARR**
07/14/2021 11:18:58 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10

20210714-0094640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 273,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of July, 2021.

Notary Public

Commission Expiration: 12-21-24

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 21, 2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Hannah Ritchie and Russell Finn 423 Lemont Drive Nashville, TN 37216	SAME AS NEW OWNER.	061-05-0A-033.00

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, **Nadia Mansour, a widow**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah N. Ritchie and Russell T. Finn, both unmarried as joint tenants with rights of survivorship** 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:

Property known as: 423 Lemont Drive, Nashville, TN 37216, County of Davidson

Being Unit No. 105, on the Condominium Site Plan, Phase I, Poplar Glen, a Horizontal Property Regime, as shown by plat appearing of record in Plat Book 6900, Page 646, as corrected by Surveyor's Certificate of Correction of record in Book 7572, Page 609, and filed as Exhibit "C" to and established by the Master Deed of record in Book 7534, Page 591, as amended in Book 7548, Page 612, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association Owners.

Being the same property conveyed to Nadia Mansour, a widow, by Warranty Deed from Rachel Eriamiatoe, unmarried, dated 01/16/2014 and recorded 01/17/2014 in Instrument No. 20140117-0004981, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 061-05-0A-033.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 423 Lemont Drive, Nashville, TN 37216

LTE File No.: 21-1814TN

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 my hand this 9th day of July, 2021.

Nadia Mansour

Nadia Mansour

STATE OF FLORIDA

COUNTY OF Duval

On this 9th day of July, 2021, before me personally appeared **Nadia Mansour**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 9th day of July, 2021.

Teresa J Fischer

Notary Public

Teresa J Fischer

Commission Expiration: 3/29/25

TERESA J FISCHER
Notary Public - State of Florida
Commission # HH 098115
My Comm. Expires Mar 29, 2025
Bonded through National Notary Assn.

LTE File No.: 21-1814TN