Karen Johnson Davidson County
Batch# 677678 DEEDWARR
07/15/2021 01:29:30 PM 5 pgs
Fees: $28.00 Taxes: $599.40
20210715-0095401

INSTRUMENT PREPARED BY:

B. Paul Hatcher, Attorney
Duncan, Hatcher, Holland & Fleenor, PC
1418 McCallie Avenue
Chattanooga, Tennessee 37404
21-161

Address New Owner as follows:	Send Tax Bills to:	Map Parcel No:
Evelina Galas	Same	**096-11-0A-013.00 CO**
Name		
438 Stewarts Ferry Pike	Same	
Street Address	Mailing Address	
Nashville, TN 37214	Same	
City State Zip	City State Zip	

WARRANTY DEED

IN CONSIDERATION of TEN DOLLARS ($10.00) and other valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, **Stephanie D. Davis**, (the "Grantor"), does hereby sell, transfer and convey unto **Evelina Galas** (the "Grantee") the following described real estate located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. B-5, on the Horizontal Property Regime for Hickory Place Condominiums, as recorded in the Master Deed of record in Book 6472, page 435, re-recorded in Book 6476, page 663, amended in Book 6654, page 910, Book 6759, page 533, Book 7015, page 182, Book 7015, page 187 and Book 7015, page 192, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to STEPHANIE D. DAVIS, by deed from BETHANY G. HOWSE PRICE AND HUSBAND, TREACHERY O. PRICE, of record in Instrument No. 20060426-0047993, dated April 21, 2006, said Register's Office.

Subject to Master Deed of record in Book 6472, page 435, re-recorded in Book 6476, page 663, amended in Book 6654, page 910, Book 6759, page 533, Book 7015, page 182, Book 7015, page 187 and Book 7015, page 192, said Register's Office.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Property taxes and assessments for the year 2021 and thereafter will be paid by the Grantees named herein.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Grantee, her heirs, executors, administrators and assigns forever, in fee simple.

And said Grantor, for herself, her agents, heirs, executors, administrators and assigns, does hereby covenant with said Grantee, her agents, heirs, executors, administrators and

assigns, that she is lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except as recited above, and that she will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal this 13 day of July, 2021.

GRANTOR(S):

Stephanie D. Davis

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public for the state and county aforesaid, **Stephanie D. Davis**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at office in said county and state this 13 day of July, 2021.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Katherine Warren
Notary Public
My Commission Expires: 4-13-22

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$162,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me
this 14th day of July, 2021.

Dee W. Brandt
NOTARY PUBLIC

My Commission Expires: 5/8/23

DEE W. BRANDT
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 5-8-2023

TRUE COPY CERTIFICATION

I, B. Paul Hatcher, do hereby make oath that I am a licensed attorney and/or 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 13, 2021

Affiant Signature
Date: July 14, 2021

State of Tennessee
County of Hamilton

Sworn to and subscribed before me this 14th day of July, 2021.

Dee W. Brandt
Notary's Signature
My Commission Expires: 5/8/23

DEE W. BRANDT
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 5-8-2023

State of Tennessee
County of Hamilton

Personally appeared before me, Dee W. Brandt, a notary public for this county and state, B. Paul Hatcher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dee W. Brandt
Notary Public
My Commission Expires: 5/8/23

DEE W. BRANDT
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 5-8-2023