Karen Johnson Davidson County
Batch# 679480 DEEDWARR
07/19/2021 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20210719-0096805

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635607**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2021. Notary Public My Commission Expires: 10/6/21

WARRANTY DEED

Address New Owner: Jessica Lynn Johnson 207 Mason Avenue Unit 101 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-02-3H-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stefan C. Neely and Emily C. Neely, Husband and Wife and Serena Ann Neely and Philip Earl Neely, Wife and Husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Lynn Johnson, an unmarried woman,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A condominium apartment located in Davidson County, Tennessee, being Unit No. 1 , Longview Place Condominium, a Horizontal Property Regime, as depicted on Exhibit "D" of Master Deed of record in Instrument Number 20081231-0123773 and Amendment of record in Instrument Number 20140514-0041280, of record in the 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 STEFAN C. NEELY AND WIFE, EMILY C. NEELY AND SERENA NEELY, by deed from WILLIAM B. STA GG S, JR. AND WIFE, JUDITH A. STAGGS, of record in Instrument No. 20140131-0008963 , dated January 29, 2014 , said Register's Office.

Being further conveyed to STEFAN C. NEELY and EMILY C. NEELY, HUSBAND AND WIFE, and SERENA ANN NEELY and PHILIP EARL NEELY, WIFE AND HUSBAND , by deed from STEFAN C. NEELY AND WIFE, EMILY C. NEELY AND SERENA NEELY , of record in Instrument No. 20140716-0062830, dated July 2, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 104-02-3H-001.00 CO.

Matters shown on the Plan of record in Book 421, pages 82 and 83, said Register's Office.

Master Deed of record in Instrument No. 20081231-0123773 and Instrument No. 20140514-0041280, said Register's Office.

This is improved property located at 207 Mason Avenue Unit 101 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2021.

Stefan C. Neely

Emily C. Neely

Serena Ann Neely

Philip Earl Neely by Serena Ann Neely, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stefan C. Neely and Emily C. Neely, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2021.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Serena Ann Neely, 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, and who further acknowledged that she is the Attorney-in-Fact for Philip Earl Neely and that she is authorized by Philip Earl Neely to execute this instrument on his behalf.

Witness my hand, at office, this 7th day of July, 2021.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/7/21 (date of document).

Frank Roberts

7/7/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 7th day of July, 2021.

Notary's Signature

My Commission Expires: _____

Notary's Seal

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022