Karen Johnson Davidson County
Batch# 680717 DEEDWARR
07/21/2021 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210721-0097799

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215375

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$370,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and Subscribed before me this 16 day of July, 2021.

Notary Public
My Commission Expires: 6-18-25

JAMES FRANKLIN THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 16th day of July, 2021, among:

Trevana G. George and Philip Scott George, Wife and husband, being as joint tenants with right of survivorship

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Flora Denise George, unmarried woman

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain condominium located in Davidson County, Tennessee, BEING Unit No. 311 of Burton Hills, Village of Ashlawn, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7076, Page 696, and amended in Book 7308, Page 859, 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 Master Deed. Reference is hereby made to the plan of Burton Hills, Village of Ashlawn Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Book 7076, Page 696, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Trevana G. George and Philip Scott George, Wife and husband, as to an undivided 50% interest (the "Entirety Interest") and Taylor L. Lavender, unmarried, as to an undivided 50 % interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being as joint tenants with right of survivorship by Warranty deed from Mihaela Bazalakova, a married woman of record in Instrument No. 20150625-0061086 Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on June 25, 2015.

Being the same property conveyed to Trevana G. George and Philip Scott George, Wife and husband, being as joint tenants with right of survivorship by Quit Claim Deed from Trevana G. George and Philip Scott George, Wife and husband, as to an undivided 50% interest (the "Entirety Interest") and Taylor L. Lavender, unmarried, as to an undivided 50 % interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being as joint tenants with right of survivorship of record in Instrument No. 202107210097798 **Register's Office for Davidson County, Tennessee, dated** _____.

Being also known as 311 Ashlawn Ct 311 Nashville, Tennessee 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Trevana G. George

Trevana G. George

Philip Scott George

Philip Scott George

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Trevana G. George and Philip Scott George**, the within named bargainor(s), 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 this 16 day of July, 2021.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Denise George
Address: 311 Ashlawn Court
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: Acopia, LLC
Address: 306 Northcreek Blvd, Ste 100
City, State, Zip: Goodlettsville, TN 37072

Tax ID: 131-06-0G-311.00-CO

Certificate of Authenticity

I, Nick Harris, 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 7-16-2021.

Date

Affiant Signature

7-16-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of July, 2021.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON