THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $359,900.00. Affiant
First Title & Escrow Co., Inc. **FTEC File No. 36434-06-2021**	Subscribed and sworn to before me this 16th day of July, 2021. Notary Public My Commission Expires: 3/3/25

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 681055 DEEDWARR
07/22/2021 08:33:30 AM 4 pgs
Fees: $23.00 Taxes: $1,331.63
20210722-0098220

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Elise Stawarz 3443 Golf Club Lane Nashville, TN 37215	Dovenmuehle Mortgage PO Box 0054 Palatine, IL 60055	Map and Parcel No.: 117070F01900CO

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, **Rosemary Lombardy, Trustee of The Rosemary Lombardy Revocable Trust Agreement Dated May 21, 2015**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elise Marie Stawarz, unmarried woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3443 Golf Club Lane, Nashville, TN 37215.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-3443

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of July, 2021.

Trustee

Rosemary Lombardy, Trustee of The Rosemary Lombardy Revocable Trust Agreement Dated May 21, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rosemary Lombardy, Trustee, 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, at office, this 16th day of July, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 19, together with the appurtenant interest in the common elements of Brighton Court Condominium, a horizontal property regime established by Master Deed, of record in Book 6629, page 532, supplementary in Book 6912, page 158, amended in Book 6912, page 163 and Book 10364, page 141, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Rosemary Lombardy, Trustee of The Rosemary Lombardy Revocable Trust Agreement Dated May 21, 2015, by deed dated August 31, 2017 from Thomas E. Davis and wife, Gabriela Davis and Thomas E. Davis, II, and wife, Jillian M. Davis, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Thomas E. Davis, II, of record in Instrument No. 20170901-0090273, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Brighton Court Condominium, of record in Book 6629, page 532, supplementary in Book 6912, page 158, amended in Book 6912, page 163 and Book 10364, page 141, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4076, page 522, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6436, page 578, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Christy Burkhalter, 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 16, 2021.

Affiant Signature

7/16/21
Date

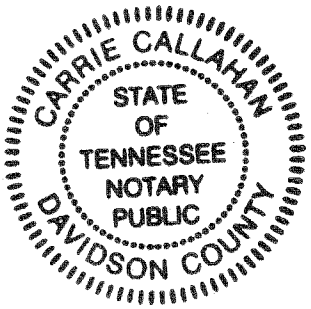
State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-21-3443