This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-11346-TC

Karen Johnson Davidson County
Batch# 682824 DEEDWARR
07/23/2021 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $617.90
20210723-0099374

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF Hillsborough

The actual consideration or value, whichever is greater, for this transfer is $167,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2021.

Notary Public
My Commission Expires: _____

PATRICIA A. DUFFY
MY COMMISSION # GG 936247
EXPIRES: December 15, 2023
Bonded Thru Notary Public Underwriters

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Angela Christine Gray and Dianna M. Ross 3880 Priest Lake Dr #92 Nashville, TN 37217	New Owner	136-03-0A-130-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Marcia M. Williams, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Angela Christine Gray, unmarried and Dianna M. Ross, married* 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 92, Building No. 24, and the garage therewith, together with the appurtenant interest in the common elements of Priest Lake Park Condominium Townhouses, Phase 2, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed of record in Book 4651, page 412; as amended in Book 4943, page 692; Book 4979, page 939; and in Book 5189, page 671, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Priest Lake Park Condominium Townhouses, Phase 2, of record in Book 4675, page 131; and in Book 4675, page 145, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Priest Lake Park Condominium Townhouses, Phase 2, provided in said Master Deed, as amended, together with the By-Laws appended to said Master Deed, as amended, the aforementioned site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Marcia M. Williams, an unmarried woman by Warranty Deed from Kathleen Spinazzola, an unmarried woman, dated December 12, 2011, recorded December 20, 2011, of record in Instrument No. 20111220-0099234, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3880 Priest Lake Drive, #92, Nashville, TN 37217.**

*Angela Christine Gray, unmarried and Dianna M. Ross, married, as tenants in common with right of survivorship

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 28th day of April, 2021.

GRANTOR:

Marcia M. Williams

STATE OF FLORIDA
COUNTY OF Hillsborough

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marcia M. Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2021.

Patricia A. Duffy
Notary Public
My Commission expires: _____

PATRICIA A. DUFFY
MY COMMISSION # GG 936247
EXPIRES: December 15, 2023
Bonded Thru Notary Public Underwriters

202107230099374

I, Kara Wall, 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 4/25/21 (date of document).

Affiant Signature

Date 7/21/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2023