Karen Johnson Davidson County
Batch# 683465 DEEDWARR
07/26/2021 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20210726-0099808

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $279,000.00.

Emilee Gibson
Affiant

Subscribed and sworn to before me, this 21 day of July, 2021.

Danielle Marie Crane
Notary Public

My commission expires: 2/22/25

Danielle Marie Crane State of Tennessee Notary Public Rutherford County

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Hayley Alexandra Orten	Same as owner	161-15-0B-055.00-CO
3708 Lausanne Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Bo Z. Johnson, a single person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Hayley Alexandra Orten, single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 218 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes,

of record in Instrument No. 20070517-0059078. said Register's Office, for a more complete identification and description of said Unit.

BEING the same property conveyed to Bo Z. Johnson, a single person by Warranty deed from Shelby Marinda Forsythe, an unmarried woman, and Charleen Forsythe, a married woman of record as Instrument No. 20190528-0049742, Register's Office for Davidson County, Tennessee.
This is improved property known as **3708 Lausanne Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 the Grantor has hereunto executed this instrument on this the 21st day of July, 2021.

Bo Z. Johnson

Bo Z. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bo Z. Johnson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 21st day of July, 2021.

Notary Public
My Commission Expires: 8-26-2022

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 21-000282-528

Tennessee Certification of Electronic Document

I, Emilee Gibson, 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 7/21/21 (date of document).

Emilee Gibson
Affiant Signature

7/22/21
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 22nd day of July, 2021.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

202107260099808