Name and Address of New Owner:
Margaret Niemiec
1006 B Caldwell Lane
Nashville, TN 37204

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 690542 DEEDWARR
08/04/2021 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,985.90
20210804-0104914

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 118-13-3D-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Malcolm Levy Leatherman and Casy Nan Leatherman, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Margaret Niemiec, Unmarried, "the Grantee** ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 2 of 1006 Caldwell Lane Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1006 Caldwell Lane Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161122-0123303 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1006 Caldwell Lane Cottages a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20161122-0123303, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Malcom Levy Leatherman and Casy Nan Leatherman, husband and wife, by Warranty Deed from Nicholas Wittich Hayler, married, and Kenneth Michael Han and Debbie Eiko Matsumoto Han, husband and wife, as tenants in common with right of survivorship, of record in Instrument No. 20171211-0126017 Register's Office for Davidson County, Tennessee, dated December 08, 2017 and recorded on December 11, 2017. (Value of consideration shown in aforementioned deed $706,500.00.)

Being also known as 1006 B Caldwell Lane, Nashville, Tennessee 37204.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of July, 2021.

(SEAL)
Malcolm Levy Leatherman

(SEAL)
Casy Nan Leatherman

STATE OF Colorado
COUNTY OF Adams

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Malcolm Levy Leatherman and Casy Nan Leatherman, 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 this 16th day of July, 2021.

Notary Public
My commission expires:

MICHELLE K VIOLA
Notary Public
State of Colorado
Notary ID # 19984016945
My Commission Expires 06-24-2023

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $807,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 6/14/25

MARK S WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. 2021-1723

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/19/2021.

Affiant Signature

7/19/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 19 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY