Karen Johnson Davidson County
Batch# 691206 DEEDWARR
08/05/2021 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $651.20
20210805-0105210

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635646**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $176,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this ~~30th~~ 2nd day of ~~July~~ August, 2021. Elsa Whitfield Notary Public My Commission Expires: 5-5-2025

WARRANTY DEED

Address New Owner: Susanna King and Jens Sorenson 500 Paragon Mills Road Unit M2 Nashville TN 37211	Send Tax Bills To: Lend Sure Mortgage Corp 16959 Bernardo Center Dr, Suite 200 San Diego, CA 92128	Tax Information: Tax Parcel ID No. 133 11 0A 081.00

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, **Helen Diane Byne, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susanna King, an unmarried woman and Jens Sorensen, an unmarried man, as joint tenants with right of survivorship,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Unit M-2 of Canterbury Hall Condominiums, a condominium or Horizontal Property Regime established by Master Deed of record in Book 5440, Page 255, amended in Book 5441, Page 819, said Register's Office, and shown on a Plan of record in Book 5200, Page 159, Said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Helen Diane Byne, single woman, by Warranty Deed from Kelly Ann Dryden and Caleb Josiah Betton, of record in Instrument No. 20180730-0074227, in the Register's Office of Davidson County, Tennessee, dated July 27, 2018 and recorded on July 30, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Canterbury Hall, as recorded in Plat Book 3842, Page(s) 235.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Canterbury Hall Condominium Apartments, as recorded in Plat Book 5200, Page(s) 159.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Canterbury Hall Condominium of record in Book 5440, Page 255, as amended by instrument(s) of record in Book 5441, page 819; also subject to easements, rights and interests in favor of other unit owners, and 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.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4308, Page 647.

Easement for Sewer Lines, recorded in Book 4337, Page 544.

Easement for Right of Way, recorded in Instrument No. 20090615-0055410; Instrument No. 20140924-0087652 and Instrument No. 20190118-0005331.

This is improved property located at 500 Paragon Mills Road Unit M2 Nashville TN 37211

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of July, 2021.

Helen Diane Byne

Helen Diane Byne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Helen Diane Byne, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2021.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/04/2021 (date ~~of document~~).

Affiant Signature

08/04/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL