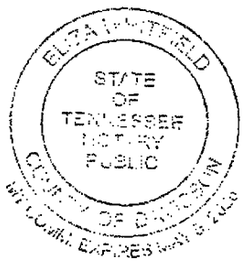
Karen Johnson Davidson County
Batch# 712278 DEEDWARR
09/09/2021 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,007.25
20210909-0120831

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $542,500.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2021.

Notary Public

My commission expires: **05-05-2025**

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Emma Marie Remy	New Owner(s)	093-09-0C-014.00-CO
1212 Laurel Street, Unit 401		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELISE MORRISSEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMMA MARIE REMY, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: + GR

Land in Davidson County, Tennessee, being Unit No. 401, on the Horizontal Property Regime for Twelve Twelve, a Condominium, as recorded in the Master Deed of record in Instrument No. 20140718-0063781, amended in Instrument No. 20160614-0060193 and Instrument No. 20191230-0134559, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Lauren Gingles, an unmarried woman by Warranty deed from Phillip F. Housley and Karin L. Housley, husband and wife of record in Instrument No. 20170825-0087620 Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on August 25, 2017.

Being the same property conveyed to Elise Morrissey, unmarried by Warranty deed from Lauren Gingles, unmarried of record in Instrument No. 20200402-0035337 Register's Office for Davidson County, Tennessee, dated April 01, 2020 and recorded on April 02, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1212 Laurel Street, Unit 401, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS, EFFECTIVE AS OF THE 3rd day of September, 2021.

Elise Morrissey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elise Morrissey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of September, 2021.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 09/07/2021 (date of document).

Affiant Signature

09/07/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

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