Karen Johnson Davidson County
Batch# 712431 DEEDWARR
09/09/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,642.80
20210909-0121026

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210837014**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $444,000.00. Affiant Subscribed and sworn to before me, this 2nd day of September, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Kevin Flanagan and Fernanda Flanagan 4210 Hillsboro Pike Unit 208 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-02-0H-208.00 CO

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, **Deborah L. Lucas and Jerry N. Lucas, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin Flanagan and Fernanda Flanagan, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 208, on the Plan of Hillsboro Quarters II Condominiums, a Horizontal Property Regime, as established by a Master deed and By-Laws for Hillsboro Quarters Condominiums, of record in Instrument No. 200404210045569; Instrument No. 20040511-0054050; Instrument No. 200501100003192; and Instrument No. 20050425-0045365, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters II Condominiums, as set out on Exhibit "A" to the Third Amendment to the Master Deed, of record in Instrument No. 20050425-0045365, Register's Office for said County, for a more complete identification and description of such Unit.

Being the same property conveyed to DEBORAH L. LUCAS AND JERRY N. LUCAS, WIFE AND HUSBAND, by deed from STEFANIE R. LOWAS, UNMARRIED, of record in Instrument No. 20110606-0043256, dated June 1, 2011, said Register's Office

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 131-02-0H-208.00 CO.

Master Deed of record in Instrument No. 20040421-0045569, Instrument No. 20040511-0054050 and Instrument No. 20050110-0003192 and Instrument No. 20050425-0045365, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3932, page 308, Book 4041, page 9, Instrument No. 20040526-0061600 and Instrument No. 20040526-0061601, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20030530-0073121, said Register's Office.

Perpetual Easement for Highway Purposes of record in Book 4426, page 398, said Register's Office.

Easement and Right of way in Final Judgment to the State of Tennessee of record in Book 4459, page 874, said Register's Office.

This is improved property located at 4210 Hillsboro Pike Unit 208 Nashville TN 37215

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 2nd day of September, 2021.

Deborah L. Lucas

Jerry N. Lucas

STATE OF South Carolina)

COUNTY OF Lexington)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deborah L. Lucas and Jerry N. Lucas, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~2nd~~ 1st day of September, 2021.

Notary Public

My Commission Expires: 8/8/2027

MICHELLE WALKER NOTARY PUBLIC Exp August 8, 2027 SOUTH CAROLINA

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **9/7/2021** (date of document).

Affiant Signature

9/7/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7** day of **September**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

