STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$210,000.00** (Two Hundred Ten Thousand).

AFFIANT

Subscribed to and sworn before me this 15th day of September, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES

(NOTARY SEAL)

Karen Johnson Davidson County
Batch# 717131 **DEEDWARR**
09/15/2021 02:01:33 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20210915-0123979

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Susan S. Musel 930 Old Fountain Place Hermitage, TN 37076	**SAME AS NEW OWNER**	064120A93000CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARY JENKINS-KLINE, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SUSAN SWINEA MUSEL, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Unit No. 930, of Section 2, Fox Run Condominiums, of record in Book 5200, Page 148, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 5535, page 713, amended in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817 and Book 8510, Page 95, said Register's Office, and the By-Laws of record in Book 4956, Page 590, amended in Book 5174, Page 609, Book 5548, Page 852, Book 5564, Page 582, Book 5895, Page 518, Book 5896, Page 1 and Book 8510, Page 100, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Section 2, Fox Run Condominiums contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to David Kline and wife, Mary Kline by deed from Gregory C. Baum and wife, Sharon AM. Baum of record in Instrument No. 20070910-0108023 dated September 7, 2007 and recorded on September 10, 2007, Register's Office for Davidson County, Tennessee. The said David Kline having since died December 20, 2017, leaving Mary Jenkins-Kline as surviving tenant by the entirety upon his death.

Mary Kline and Mary Jenkins-Kline is one and the same person.

Being also known as 930 Old Fountain Place, Hermitage, TN 37076.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **930 OLD FOUNTAIN PLACE** **HERMITAGE, TN 37076**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this 15th day of September, 2021

Mary Jenkins-Kline

Mary Jenkins-Kline

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of September, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary Jenkins-Kline** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of September, 2021.

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2024

Notary Public

Commission Expires: _____