NAME AND ADDRESS OF NEW OWNERS:
Elizabeth Joslin Roth
1900 Richard Jones Rd. V3
Nashville, TN 37215

SEND TAX BILLS TO:
First Bank
722 Columbia Avenue
Franklin, TN 37064

PREPARED BY:
L. Gilbert Anglin, Attorney at Law
1535 W. Northfield Blvd., Suite 8
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 717144 DEEDWARR
09/15/2021 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210915-0123999

WARRANTY DEED

(Map/Parcel 117-15-31.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Leslie B. Howd, unmarried,** has bargained and sold and does hereby transfer and convey unto **Elizabeth Joslin Roth, a married woman,** her heirs and assigns, forever, that certain property located and situated in **Davidson County, Tennessee**, and more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. TH-H-3 on the plan of Green Hills Terrace Condominium Apartments, of record in Book 5200, page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Leslie B. Howd, unmarried, by Warranty Deed from Victor Kopelevitch and Inessa Sanovich, husband and wife, dated November 13, 2015, of record in Instrument No, 20151117-0116591, Register's Office of Davidson County, Tennessee.

Subject to Master Deed and By-Laws of record in Book 5304, page 702, amended in Book 7841, page 557; By-Laws amendment in Book 9830, page 181; Easementor Sanitary Sewer/Storm Drainage in Book 3879, page 569; Dedication of Easement in Book 4320, page 896; Easement for Overhang in Book 4317, page 162; Easement to Comcast in Instrument No. 20110930-0075704 and 20150814-0081514; any and all matters of record and as shown on plat of record in Book 5200, page 64; all of the Register's Office of Davidson County, Tennessee.

Improved property known as 1900 Richard Jones Road V3, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2021 real property taxes which will be prorated at closing and assumed by the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this 8th day of September, 2021.

Leslie B. Howd

Leslie B. Howd

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leslie B. Howd,** the within bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument (Warranty Deed), for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 8h day of September, 2021.

My Commission Expires:

9-16-23

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2023

Janice L Taylor

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$355,000.00,** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

SUBSCRIBED AND SWORN TO before me this 8th day of September, 2021.

Affiant

My Commission Expires:

3/1/25

Notary Public

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

Certificate of Authenticity

I, Lindsay Philpot, 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 September 8, 2021.

Date

Affiant Signature

9/9/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of September, 2021.

Notary's Signature

My Commission Expires: 3/1/25

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025