WARRANTY DEED

Karen Johnson Davidson County
Batch# 718267 DEEDWARR
09/16/2021 12:58:20 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20210916-0124726

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

MST 2021-1608

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 2021

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay Tallarita	New owner	181-02-0A-100.00-CO
(NAME)	(NAME)	
8421 Callabee Way #2		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Courtney Michelle Williams, now known as Courtney Michelle Kelsey, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsay Marie Tallarita, unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. F-2 of Lenox Creekside, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lenox Creekside Phase I, of record in Instrument Number 20060306.0025686, and as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit El, E2 and E3 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Courtney Michelle Williams, unmarried by Warranty deed from Sara-Jane Elizabeth Kerstetter Stokes formerly known as Sara-Jane E. Kerstetter of record in Instrument No. 20170515-0047844 Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 15, 2017. The said Courtney Michelle Williams having since married and is now known as Courtney Michelle Kelsey.

****Bryan Daniel Kelsey, spouse of Courtney Michelle Kelsey, joins in the execution of this conveyance for the express purpose of relinquishing all his right, title, and interest to said property, marital or otherwise.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: T-BMR-21-8421

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizonta' Property Regime of Lenox Creekside of record in Instrument Number 20060306-0025686, amended in Instrument Number 20060606-0066938 and supplemented in Instrument Number 20070801-0091466, and Instrument Number 20080808-0081967, Register's Office for Davidson County, Tennessee. Charter of HOA in Instrument 20060227-0022558, also shown as Exhibit "B" of Instrument 20060306-0025686, Register' s Office for Davidson County, Tennessee, together with the By-Laws as Exhibit "C". Stormwater Detention Agreement in Instrument 20060206-0014635, Register' s Office for Davidson County, Tennessee. Rights of way and easements to Gulf Interstate Gas Co. in Book 2203, page 579 and Book 2244, page 11, said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Co. to The Columbia Gas System, Inc. in Book 2875, page 299, Register' s Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 9487, page 901 and Book 9487, page 914, Register' s Office for Davidson County, Tennessee. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20130103-0001024, Register's Office for Davidson County, Tennessee. Right of Way Easement for United Telephone Company of record in Instrument No. 20070503-0053020, Register's Office for Davidson County, Tennessee. Access Easement Agreement of record in Instrument Number 20130215-0015739, in the Register's Office for Davidson County, Tennessee.

This property, known as 8421 Callabee Way #2, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 13th DAY OF Sept, 2021.

Courtney Michelle Kelsey

**Bryan Daniel Kelsey

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Courtney Michelle Kelsey and Bryan Daniel Kelsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of September, 2021.

Notary Public

My commission expires: 7-20-2024

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024