WARRANTY DEED

File #2021083903

R&R to:
Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00

June Rowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2021.

Notary Public

MY COMMISSION EXPIRES 4/19/2025
(AFFIX SEAL)

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaitlyn Boone	NEW OWNER	118-06-0V-002.00-CO
(NAME)	(NAME)	
841B Gale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, I/WE, **Kristin Brittni Robertson, an unmarried person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaitlyn Boone, unmarried**, 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:

SEE EXHIBIT "A"

Karen Johnson Davidson County
Batch# 718407 DEEDWARR
09/16/2021 03:46:07 PM 3 pgs
Fees: $18.00 Taxes: $3,385.50



20210916-0124887

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 843, Page (s) 96 and 97, Register's Office for Davidson County, Tennessee; 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 Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime with Private Elements of Homes at 841 Gale of record in Instrument No. 20160927-0101749, amended in Instrument No. 20180524-0049823, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 6348, Page 723, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **841B Gale Lane, Nashville, TN 37204**

(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 our hands this 14th day of September, 2021.

Kristin Brittni Robertson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Kristin Brittni Robertson, ~~with whom I am~~ personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged ~~that she executed~~ the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of September, 2021.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Ortale Kelley Law Firm
330 Commerce Street, Ste. 110
Nashville, TN 37201

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B of Homes at 841 Gale, a Horizontal Property Regime located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 841 Gale, a Horizontal Property Regime, of record as Instrument No. 20160927-0101749, as amended in Instrument No. 20180524-0049823, Register' s Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of the Homes at 837 Gale, a Horizontal Property Regime contained in said Declaration, the plat filed as Exhibit " C" to said Declaration appearing of record as Instrument No. 20160927-0101749, as amended in Instrument No. 20180524-0049823, and By-Laws appended thereto as Exhibit " B" said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kristin Brittni Robertson, an unmarried person by Warranty deed from Volunteer Builders, LLC of record in Instrument No. 20180606-0054286 Register's Office for Davidson County, Tennessee, dated June 04, 2018 and recorded on June 06, 2018.