This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVID SON

The actual consideration or value, whichever is greater is $712,321.00.

Affiant

Subscribed and sworn before me this the 24 day of September, 2021.

Notary Public
My commission expires: 1-8-24

Karen Johnson Davidson County
Batch# 724097 DEEDWARR
09/27/2021 10:37:22 AM 2 pgs
Fees: $13.00 Taxes: $2,635.59
20210927-0129253

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lyndia P. Mathis, Trustee 1208 Clayton Ave Nashville, TN 37212	OWNER	117-08-0F 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHY MORANTE, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LYNDIA P. MATHIS, TRUSTEE OF THE LYNDIA MATHIS REVOCABLE TRUST U/A 05/27/2014, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 as shown on Exhibit A-1 to that Master Deed establishing a Horizontal Property Regime for 1208-1210 Clayton Avenue Condominium, of record in Instrument No. 20050712-0080544, Register's Office of said County, to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Kathy Morante, unmarried, by deed dated 09/18/2014, from Kristin Massey, of record in Instrument No. 20140922-0086522, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1208 Clayton Ave, Nashville, TN 37212.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 24th day of September, 2021.

Kathy Morante

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathy Morante, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September, 2021.

My commission expires:

7/9/2024

Notary Public

