Karen Johnson Davidson County
Batch# 744581 DEEDWARR
10/27/2021 09:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,043.40
20211027-0144114

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Karen Suggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22nd~~ 25th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Veronika Lochbihler	Veronika Lochbihler	161-14-0-B-103.00 CO
(NAME)	(NAME)	
103 Highland Villa Drive	103 Highland Villa Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **Vincent E. Rowell and wife, Julie A. Rowell and Vincent G. Rowell, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Veronika Lochbihler, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER 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. 103, as shown on the Plan of Highland Villa Condominiums, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 7278, page 312, as amended in Book 7347, Page 717, Book 7352, page 630; Book 7467, page 850, Book 7470, page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610, Book 10871, Page 232, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit, as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Julie Rowell and Vincent Rowell, wife and husband, by Warranty deed from Rita G. Hardeman, married, dated February 14, 2019, of record in Instrument No. 20190220-0015434, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Vincent E. Rowell and Julie A. Rowell, Trustees of the Vincent and Julie Rowell Living Trust dated September 4, 2020, by Quitclaim Deed from Julie Rowell and Vincent Rowell, wife and husband, dated September 4, 2020, of record in Instrument No. 20200918-0107362, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Vincent E. Rowell and Julie A. Rowell and Vincent G. Rowell, as joint tenants with rights of survivorship, by Quitclaim Deed dated April 19, 2021, from Vincent E. Rowell and Julie A. Rowell, Trustees of the Vincent and Julie Rowell Living Trust dated September 4, 2020, of record in Instrument No. 20210423-0054814, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 103 Highland Villa Drive, Nashville, TN 37211
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, *~~is expressly assumed by Grantees~~; All matters appearing on the plan of record in Book 6200, page 473; Master Deed establishing a Horizontal Property Regime of Highland Villa Condominiums, of record in Book 7278, page 312; Book 7347, page 717; Book 7352, page 630; Book 7467, page 850; Book 7470, page 153; Book 7600, page 361; Book 8173, page 84; Book 8199, page 149; Book 8765, page 610 and Book 10871, page 232; By-Laws amended of record in Book 8090, page 537; Book 8131, page 95; Book 8658, page 595; Book 9730, page 265; Book 9730, page 271; Instrument No. 20021118-0142476 and Instrument No. 20081210-0119221; Charter of record in Book 7278, page 310; Easement of record in Book 8175, page 774; all of record in the Register's Office for Davidson County, Tennessee. *have been paid by the Grantors

Witness our hands this ~~22~~ 21nd day of October, 2021.

Vincent E. Rowell
Vincent E. Rowell

Julie A. Rowell
Julie A. Rowell

State of Arkansas
County of Cleburne.

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Vincent E. Rowell and Julie A. Rowell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Greers Ferry, Arkansas, this 21 day of October, 2021.

Vicki Miller
Notary Public
My Commission Expires: 4-19-27

VICKI MILLER NOTARY PUBLIC #12360187 Expires 04-19-27 CLEBURNE COUNTY, ARKANSAS

Witness my hand this 22 day of October, 2021

Vincent G. Rowell

State of South Carolina
County of Charleston

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Vincent G. Rowell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at 1000 Johnnie Dodds Blvd Mount Pleasant SC 29464, South Carolina, this 22nd day of October, 2021.

Notary Public
My Commission Expires: 09/01/31

File No.: 35197

JILLIAN PERRY
Notary Public, State of South Carolina
My Commission Expires 9/1/2031

JILLIAN PERRY NOTARY PUBLIC SOUTH CAROLINA

Certification of Recorded Documents

I, Karen Suggs, 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 October 22, 2021.

(AFFIANT) – Karen Suggs

10/22/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 22nd day of October, 2021.

My commission expires: 3/6/24

Notary Public

