20211786R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $306,860.00 Affiant Subscribed and sworn to before me, this the 2nd day of November, 2021. Notary Public My commission expires: 5/14/24

Karen Johnson Davidson County
Batch# 750678 DEEDWARR
11/08/2021 11:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,135.38
20211108-0148813

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFFOTH

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Bonnie A. Blume and Kurt R. Kerns	**Gardner Financial Services LTD, dba Legacy Mutual Mortgage**	**105-09-1H-049-00**
7321 Bruno Ave ~~1900 12th Avenue South, 404~~	**3503 Paesanos Pkwy**	
Richmond Heights, MO 63117 ~~Nashville, TN 37203~~	**San Antonio, TEXAS 78231**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas A. Fanjoy, II, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bonnie A. Blume and Kurt R. Kerns, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 404, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Mainland Belmont, LLC, a Tennessee limited liability company by special warranty deed from Special Olympics Tennessee, a Tennessee non-profit corporation of record in Instrument No. 20141219-0116510 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 19, 2014.

Being part of the same property conveyed to Thomas A. Fanjoy II, an unmarried man by Special Warranty Deed from Mainland Belmont, LLC, a Tennessee limited liability company of record in Instrument No. 20190830-0087980 Register's Office for Davidson County, Tennessee, dated August 23, 2019 and recorded on August 30, 2019. (Value or consideration in aforementioned deed is $275,000.00)

Being also known as 1900 12th Avenue South, Unit 404, Nashville, TN 37203.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 1900 12th Avenue South, 404, Nashville, TN 37203.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 HANDS EFFECTIVE AS OF 2nd day of November, 2021:

Thomas A. Fanjoy, II

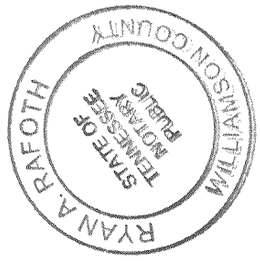
STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Thomas A. Fanjoy, II, 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, at office, this the 2nd day of November, 2021.

My Commission Expires: 5/18/24

Notary Public



TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on November 2, 2021.

Affiant Signature

11-2-21
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 2 day of November, 2021.

Christina Indrei
Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY