This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-14115-TC

Karen Johnson Davidson County
Batch# 751343 DEEDWARR
11/08/2021 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20211108-0149052

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $291,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2021.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joel Crouse 208 Hillsboro Place Nashville, TN 37215	NEW DAY FINANCIAL, LLC AND/OR THE ADMINISTRATOR OF VETERANS AFFAIRS 8160 Maple Lawn Boulevard Fulton, MD 20759	117-3-D-207.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Paul Lovelace and Pamela Lovelace, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joel Crouse, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 207, and the appurtenant interest in the common elements of Hillsboro Station, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed of record in Book 6740, page 37; as amended in Book 8140, page 689, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Hillsboro Station Condominiums, of record in Book 6250, pages 751-753, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Hillsboro Station, provided in said Master Deed, as amended, together with the By-Laws and Rules and Regulations appended thereto, the aforementioned site-plan and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Paul Lovelace and Pamela Lovelace by Warranty Deed from Beverly Keel, Administrator of the Estate of Susan E. Keel a/k/a Susan Elizabeth Keel dated October 29, 2021 record in as Instrument No. 20211102-0146808, Register's Office of Davidson County, Tennessee.

This is improved property located at: **207 Hillsboro Place, Nashville, TN 37215.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of October, 2021.

GRANTOR:

Paul Lovelace

Pamela Lovelace

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Lovelace and Pamela Lovelace, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of October, 2021.

Notary Public
My Commission expires: 9-26-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 November 3, 2021.

Tori Cole

Affiant Signature

Date: 11/3/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 3, 2021

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

