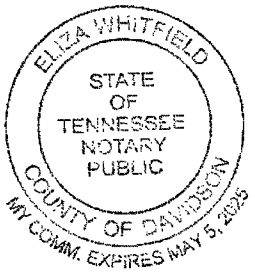
Karen Johnson Davidson County
Batch# 752127 DEEDWARR
11/09/2021 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20211109-0149676

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 27th 24th day of October, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cheryl L. Randolph	New Owner(s)	117-03-0C-127.00-CO
127 Hillsboro Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KARA DAWN ALLEN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHERYL L. RANDOLPH, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, TN, described as Unit No. 127 of Hillsboro Place Condominiuims, a Condominium, a Horizontal Property Regime, located on Hillsboro Place, Nashville, TN, as shown on the plat of Hillsboro Place Condominiums, Condominium apartments, recorded in Book 5200, page 725 as amended in Book 5200, pages 757 and 758, said Register's Office, and described in a Master Deed recorded in Book 6244, page 394 as amended in Book 6285, page 209, said Register's Office, to which reference is hereby made. The casements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Place Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6244, page 394 as amended in Book 6285, page 209, and By-Laws recorded in Book 6244, page 405, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kara Dawn Allen, an unmarried woman by Warranty deed from Tulip Tree Properties, LLC of record in Instrument No. 20080303-0020780 Register's Office for Davidson County, Tennessee, dated February 27, 2008 and recorded on March 03, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 127 Hillsboro Place, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of October, 2021.

Kara Allen

Kara Dawn Allen

STATE OF KENTUCKY
COUNTY OF Taylor

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kara Dawn Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of October, 2021.

DIANE J. LIGHT NOTARY PUBLIC AT STATE AT LARGE

Diane J. Light
Notary Public

My Commission Expires: 4-8-2025 ID# 576466

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 11/04/2021 (date ~~of document~~).

Affiant Signature

11/04/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4th day of November, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025