Karen Johnson Davidson County
Batch# 753941 DEEDWARR
11/12/2021 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20211112-0150887

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 5th day of November, 2021.

Notary Public
My Commission Expires: 10/2/2023

2021-605

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mabel Leigh Cummins & Karen Glover Ellison	New Owners	
2600 Hillsboro Pike, Unit 212		117-03-0H-212.00-CO
Nashville, TN, 37212		

WARRANTY DEED

For and in 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

B. Michael Schwalbe, a married man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mabel Leigh Cummins, a single woman and Karen Glover Ellison, a single woman, as joint tenants with the right of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 212, Garage G 40 and Storage Space S 28, The Enclave at Hillsboro Village, A Condominium Development, as established under Master Deed of record in Instrument No. 20051005-0119789 amended at Nos. 20060210-0016562 and 20060919-0116052, in the Register's Office, Davidson County Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to B. Michael Schwalbe by Warranty Deed from Richard M. Kos, married of record in Instrument No. 20120502-0037797 Register's Office for Davidson County, Tennessee, dated April 30, 2012 and recorded on May 02, 2012.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2600 Hillsboro Pike, Unit 212 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 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. 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 our hands this 4th day of November, 2021.

Brian Michael Schwalbe
Signed on 2021/11/04 17:07:10 -8:00

B. Michael Schwalbe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, the within named by means of an interactive two-way audio and video communication B. Michael Schwalbe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. This notarial act was an online notarization.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of November, 2021.

D Shay Adair
Signed on 2021/11/04 17:07:10 -8:00

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

D SHAYNE ADAIR
Notary Public
Online Notary Public
Williamson County, State Of Tennessee
My Commission Expires Jun 13, 2022
Notary Stamp 2021/11/04 15:57:10 PST 33562AB396B8

Notarial act performed by audio-visual communication

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 11/4/2021.

D. Shayne Adair

11/5/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 **day of** November, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY