Karen Johnson Davidson County
Batch# 759050 DEEDWARR
11/22/2021 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20211122-0154731

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Erika Ruth Szabo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2021.

Michelle W Locke
Notary Public

MY COMMISSION EXPIRES: 9/14/25
(AFFIX SEAL)

MICHELLE W. LOCKE * STATE OF TENNESSEE NOTARY PUBLIC * WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Erika Szabo	Erika Szabo	Parcel ID: 181 02 0A 082.00
(NAME)	(NAME)	
8401 Callabee Way Unit #12	8401 Callabee Way Unit #12	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elsa M. Diaz Melo, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Erika Ruth Szabo, an unmarried woman**, hereinafter called the Grantees, their 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. D-12 as set forth in the Master Deed establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument no. 20060306-0025686, amended in 20060606-0066938, 20070801-0091466 and Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits of said Master Deed.

Being the same property conveyed to Elsa M. Melo Diaz, a single woman, by Warranty Deed from Darren C. Gore, a single man, Darren P. Gore and Kimberly J. Gore, husband and wife, of record in Instrument No. 20190903-0088086, in the Register's Office of Davidson County, Tennessee, dated August 29, 2019 and recorded on September 03, 2019.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8401 Callabee Way Unit #12, Antioch, TN 37013

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 9th day of November, 2021

Elsa M. Diaz Melo

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Elsa M. Diaz Melo, a single woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of November, 2021.

Notary Public

My Commission Expires: 12/21/2024

(SEAL)

MAUREEN S BUSH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2024

Tennessee Certification of Electronic Document

I, Patricia Nicks 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 11-9-2021 (date of document).

Affiant Signature

11-9-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

