Karen Johnson Davidson County
Batch# 763461 DEEDWARR
11/30/2021 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211130-0158117

WARRANTY DEED

J. BRANDON MILLER TENNESSEE NOTARY PUBLIC My Comm Exp. May 2, 2022 COUNTY OF DAVIDSON

File No. AT-21-1482

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevor D. Lyle and Angela M. Lyle	Trevor D. Lyle and Angela M. Lyle	
(NAME) 21219 82nd Place West	(NAME) 21219 82nd Place West	082-14-0A-020.00-CO
(ADDRESS) Edmonds WA 98026	(ADDRESS) Edmonds WA 98026	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Thomas David Rolick and Kathleen L. Rolick, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trevor D. Lyle and Angela M. Lyle, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

X AML
X TDL

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1074 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20150402-0029055, with Scrivener's Affidavit in Instrument No. 20210923-0128192, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit

Being the same property conveyed to Thomas David Rolick and wife, Kathleen L. Rolick by Warranty deed from The Estate of Tim L. Tomlin a/k/a Timothy L. Tomlin of record in Instrument No. 20160226-0018320 Register's Office for Davidson County, Tennessee, dated February 01, 2016 and recorded on February 26, 2016.

This is property more commonly known as 1074 1st Avenue North, Nashville, TN 37201.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 16th day of November, 2021.

Thomas David Rolick

Kathleen L. Rolick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of November, 2021, before me personally appeared Thomas David Rolick and Kathleen L. Rolick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of November, 2021.

Notary Signature
My commission expires: 4/3/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/23/2021 (date ~~of document~~).

Affiant Signature

11/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23RD day of November, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025