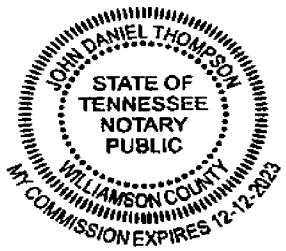
Karen Johnson Davidson County
Batch# 775528 DEEDWARR
12/16/2021 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20211216-0166726

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $365,000.00. Affiant Subscribed and sworn to before me, this 14th day of December, 2021. Daniel Thompson Notary Public My commission expires: 12/12/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Philip Lee and Katherine Mackenzie Lee	**Legacy Home Loans, LLC**	**117-07-0K-025.00-CO**
2020 Stonehurst Dr.	**4004 Hillsboro Pike, Suite 216B**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Melanie M. Dover, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Philip Lee and Katherine Mackenzie Lee, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING that certain condominium apartment unit in Davidson County, Tennessee, and being known as Unit No. 3349 on the plan of Golf Club Place Condominiums {Hillsboro Pike and Golf Club Lane} as of record Plat Book 9700, page 293, as amended, and as described in the Master Deed as of record in Book 10283, page 431, as amended and as of record in the Register's office for said county, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

BEING the same property conveyed to Randall W. K. Dover and wife, Melanie M. Dover by Warranty deed from Tate Investments LLC, a Tennessee Limited Liability Company of record as Instrument No. 20050624-0072733, Register's Office for Davidson County, Tennessee; the said Randall W. K. Dover having since died on December 22, 2020, leaving Melanie M. Dover surviving tenant by the entirety.

This is improved property known as **3349 Golf Club Lane, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of December, 2021.

Melanie M Dover

Melanie M. Dover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Melanie M. Dover, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of December, 2021.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 21-000473-528

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 December 14, 2021 (date of document).

Affiant Signature

December 14, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 14th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY