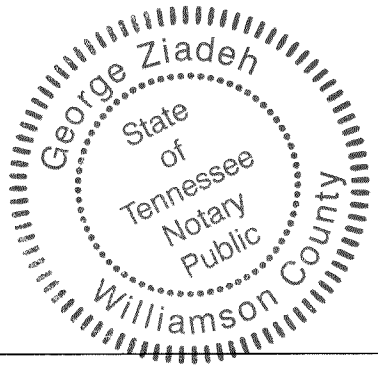
Karen Johnson Davidson County
Batch# 778400 DEEDWARR
12/22/2021 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,230.25
20211222-0169058

WARRANTY DEED



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $332,500.00

Rachel Mertz
Affiant

Subscribed and sworn to me on December 17, 2021

Notary Public

My Commission Expires: 7/12/2025

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24700.2021

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mary Ann Goebel 6953 Highland Park Drive Nashville, TN 37205	New Owner	14303000300CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Ellen Spicer, an unmarried woman, (hereinafter called "Grantor"),** have bargained and sold, and by these presents do transfer and convey unto **Maryann Goebel (hereinafter called "Grantee"),** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment located in Davidson County, Tennessee being Unit F-2 in a

Horizontal Property Regime shown on the Plan of Phase 2, Harpeth Glen Condominium Apartments of record in Plat Book 4460, Page 99, Register's Office of Davidson County, Tennessee and further being shown on the Site Plan attached as Exhibit A to the First Amendment to Master Deed of record in Book 4630, Page 504 and as amended in Book 4775, Page 384, Book 4872, Page 973 and Book 9797, Page 493, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ellen Spicer, an unmarried woman, by Deed dated July 23, 2021 from The von Haberstroh Company, LLC, a Tennessee limited liability company and being of record in Instrument Number 20210802-0103490, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes are being paid simultaneously with the recording of this instrument.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Any and all notes and matters on the Plat of record in Plat Book 4460, Page 99, said Register's Office.
4. Master Deed of record in Book 4546, Page 658 and as amended in Book 4630, Page 504, Book 4775, Page 384, Book 4872, Page 973 and Book 9797, Page 493, said Register's Office.

This property is known as improved property located at 6953 Highland Park Drive, Nashville, Tennessee 37205.

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, her heirs and assigns, forever, and Grantor does covenant 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, unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her 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.

Executed on this 17th day of December, 2021.

Ellen Spicer

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, _, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Ellen Spicer executed the within instrument for the purposes therein contained.

Witness my hand and official seal on December 17, 2021.

Notary Public

My Commission Expires: 8-7-22



CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 12/17/21.

Kimberly D Hicks
Affiant
Date: 12/17/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of December, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON