Karen Johnson Davidson County
Batch# 788819 DEEDWARR
01/12/2022 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220112-0004537

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-2880TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00.

Chasity Petty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of December, 2021.

Notary Public
Commission Expiration: 8-27-2022

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Laura Harris 1350 Rosa L. Parks Blvd. #214 Nashville, TN 37208	**SAME AS NEW OWNER**	081-12-0B-452.00

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, **Jessica Mears Kondus, married and Terra J. Mears, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Harris,** unmarried, 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:

Property known as: 1350 Rosa L. Parks Blvd. #214, Nashville, TN 37208, County of Davidson

Land in Davidson County, Tennessee, being Unit 214, Werthan Lofts IV Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, amended in Instrument Nos. 20071220-0146056, 20080118-006036, 20080211-0013846, 20110609-0044280, 20110713-0053571, 20131230-0130918, 20140725-0066210, and 20150225-0016078, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property previously conveyed to Jessica Mears, unmarried, by Warranty Deed from Werthan IV, LLC, dated 12/22/2008 and recorded 01/07/2009 in Instrument No. 20090107-0001626, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica Mears Kondus and Terra J. Mears, as joint tenants with right of survivorship, by Quitclaim Deed from Jessica Mears n/k/a Jessica Mears Kondus, dated 08/23/2011 and recorded 08/25/2011 in Instrument No. 20110825-0065847, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 081-12-0B-452.00

The subject property has never been the principal residence of either Grantor, nor their spouses or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

LTE File No.: 21-2880TN

This is improved property known as: 1350 Rosa L. Parks Blvd. #214, Nashville, TN 37208

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 unemcumbered, 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 hand this 28th day of December, 2021.

Jessica Mears Kondus

Terra J. Mears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2021, before me personally appeared **Jessica Mears Kondus**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of December, 2021.

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Notary Public
Commission Expiration: 5/20/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2021, before me personally appeared **Terra J. Mears**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of December, 2021.

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Notary Public
Commission Expiration: 5/20/2025

Tennessee Certification of Electronic Document

I, Chasity Petty, 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 12/28/2021 (date of document).

Chasity Petty
Affiant Signature

01/04/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of January, 2022.

Melissa J. Butchko-Turecki
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-2022