Karen Johnson Davidson County
Batch# 803041 DEEDWARR
02/10/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20220210-0015349

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15496-DJ

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Jennifer Russell
Affiant

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this the 31 day of January, 2022.

Notary Public
My Commission Expires: 10/21/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lesley E. Lammers 365 Flushing Dr. Nashville, TN 37206	New Owner	119-14-0A-051-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lorie L. Hollabaugh, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lesley E. Lammers, an unmarried man,** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 51, Building D, and the appurtenant interest in the common elements, of Kingswood, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed of Kingswood, a Horizontal Property Regime, of record in Book 5552, page 732; as amended in Book 6058, page 320, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site plan of Kingswood Condominiums, of record in Book 5200, page 520, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Kingswood provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Lorie L. Hollabaugh by Warranty Deed from Robert G. Underwood, unmarried, dated December 15, 1994, recorded December 20, 1994, of record in Book 9550, page 965, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2929 Selena Drive, Unit #51, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 28 day of January, 2022.

GRANTOR:

Lorie L. Hollabaugh

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lorie L. Hollabaugh, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28 day of January, 2022.

Notary Public
My Commission expires: 9-26-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202202100015349

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/28/2022 (date of document).

Jennifer Russell
Affiant Signature

1/31/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31 day of January 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

