[redacted]:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corporation
3310 West End Ave, Ste 540
Nashville, TN 37203

File #P22-4222-WE

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$399,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 804315 **DEEDWARR**
02/11/2022 11:46:02 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20220211-0016065

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Beverly Dean McKenzie | Beverly Dean McKenzie | MAP: |
| 4487 Post Place #12 | NEW OWNER | PARCEL: 103-15-0B-012.00-CO |
| Nashville TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JUDY MOORE BASS, TRUSTEE OF THE JUDY MOORE BASS REVOCABLE TRUST DATED JUNE 11, 2019**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEVERLY DEAN MCKENZIE**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No.12 of Lion's Head Condominium, of record in Plat Book 5200 page 82, a condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lion's Head Condominium of record in Book 5340 page 70, amended in Book 5342 page 683, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof together with a percentage interest in the common elements and voting percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Judy M. Bass, a single person by Warranty deed from Ann Akin Dilley, unmarried of record in Instrument No. 20090205-0010073 Register's Office for Davidson County, Tennessee, dated January 30, 2009 and recorded on February 05, 2009.

Being the same property conveyed to Judy Moore Bass, Trustee of The Judy Moore Bass Revocable Trust dated June 11, 2019 by Quitclaim deed from Judy Moore Bass of record in Instrument No. 20190612-0056456 Register's Office for Davidson County, Tennessee, dated June 11, 2019 and recorded on June 12, 2019.

This is UNIMPROVED ✠ IMPROVED property known as: **4487 Post Place #12, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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(s) this the 10 day of February, 2022.

Judy Moore Bass, Trustee of The Judy Moore Bass Revocable Trust dated June 11, 2019

BY: Judy Moore Bass
Judy Moore Bass, Trustee

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, **Judy Moore Bass, Trustee*** bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

*of the Judy Moore Bass Revocable Trust dated June 11, 2019

Witness my hand and official seal this the 10 day of February, 2022.

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public