Karen Johnson Davidson County
Batch# 811260 DEEDWARR
02/24/2022 03:14:42 PM 2 pgs
Fees: $13.00 Taxes: $370.00
20220224-0021468

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TEN
COUNTY OF D

Actual considera
greater is $100,000.00.

Affiant

Subscribed and sworn before me this the
23rd day of February, 2022.

Notary Public
My commission expires: 12/7/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Luther Tanley		117-07-0J 013.00
2039 Lombardy Ave	New Owner	
Nashville, TN 37215		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA C. TANLEY-LUNDAY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LUTHER TANLEY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2039 of the Kingsbridge Condominiums, a Condominium Apartment, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for The Kingsbridge Condominiums, of record in Book 7105, Page 777, as amended in Book 7457, Page 15, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7105, Page 804, said Register's Office (collectively the Master Deed), to which Master Deed reference is here made for a more complete and accurate legal description of said unit;

Together with the undivided percentage interest in the Common Elements (as defined in Master Deed) appertaining to said unit and all other rights, powers, privileges, and interest appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Patricia C. Tanley-Lunday, a married woman, by deed dated 02/02/2011, from Patricia C. Tanley, Trustee U/A/D June 29, 1998, of the Tanley Revocable Living Trust Agreement, of record in Instrument No. 20120214-0012782, Register's Office for said County.

Also being the same property conveyed to Patricia C. Tanley, Trustee U/A/D June 29, 1998, of the Tanley Revocable Living Trust Agreement, by deed dated 06/29/1998, from Patricia Ann Crockett Tanley, Individually, of record in Book 11006, page 746, Register's Office for said County.

Also being the same property conveyed to Patricia Ann Crockett Tanley, unmarried, by deed from Gino Joseph Leone, unmarried, of record in Book 9794, page 520, dated 09/12/1995, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2039 Lombardy Ave, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of

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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 the 23rd day of February, 2022.

Patricia C. Tanley-Lunday

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia C. Tanley-Lunday, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of February, 2022.

My commission expires:
12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY