Karen Johnson Davidson County
Batch# 811271 DEEDWARR
02/24/2022 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $884.30
20220224-0021483

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $239,000.00

Affiant

Subscribed and sworn to before me, this 15th day of February, 2022

Notary Public

My commission expires: 03/01/2023

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer Fletcher	**Ameris Bank, ISAOA-ATIMA**	**072063N00500CO**
1077 E Trinity Ln, Unit 202	**1800 Parkway Place, Ste 820**	
Nashville, TN 37216	**Marietta, GA 30067**	

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 ACKNOWLEDGE, WE,

Robert A. Haines, A married man

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

Jennifer Fletcher, a single woman

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 in Davidson County, Tennessee, being Unit No. 202, of The Edison, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Edison of record in Instrument No. 20181029-0107022, as amended in Instrument No. 20181206-0119180 and Instrument No. 20181211-0120659, Register's Office for Davidson County, Tennessee, and subject to 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; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

Being the same property conveyed to Robert A. Haines, an unmarried person, by Warranty Deed from Edison Development Partners, LLC, a Tennessee limited liability company, dated June 4, 2019, of record in Instrument No. 20190607-0054942, in the Register's Office for Davidson County, Tennessee. Robert A. Haines has since married. Kelsey DeAnne Haines joins in this conveyance to transfer any and all interest she may have in subject property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1077 E Trinity Ln, Unit 202, Nashville, TN 37216.

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 in 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.

Robert A. Haines Date: 2/12/22
Robert A. Haines

Kelsey DeAnne Haines Date: 2/12/22
Kelsey DeAnne Haines

STATE OF Florida

COUNTY OF Pinellas

Personally appeared before me, a Notary Public of said County and State, Robert A. Haines and Kelsey DeAnne Haines, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of Feb, 2022.

Amanda Thurman
NOTARY PUBLIC

My Commission Expires: 10-25-2022

AMANDA THURMAN
MY COMMISSION # GG 270841
EXPIRES: October 24, 2022
Bonded Thru Notary Public Underwriters

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 02/12/2022 (date of document).

Jennifer Russell
Affiant Signature

2/15/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of February 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

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

202202240021483