WARRANTY DEED

Karen Johnson Davidson County
Batch# 813848 DEEDWARR
03/02/2022 12:10:26 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20220302-0023679

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson JM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024

(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lydia K. Gale	New Owner	
(NAME)	(NAME)	
123 Northcrest Commons Circle		147 12 0A 123.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Mary Lou Parker, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lydia K. Gale, an unmarried woman**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 123, Northcrest Commons, as established under the Master Deed of record in Exhibit A of Instrument 20040615-0070834, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Mary Lou Parker by Quitclaim Deed from James Morton, dated 01/28/2022 and recorded 01/31/2022, of record in Instrument 202201310010785, Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Instrument 200406150070835, andamended and or made applicable as Instrument 200407220087737, Instrument 200502280021538, Instrument 200606280077585, Instrument 201211130104425, Instrument 201707140071121,Instrument 201707140071122, Instrument 201701240007624, Instrument 201810050099369, Instrument 202012110145625, Instrument 202012110145626 and Instrument 202111010146157, Register's Office for Davidson County, Tennessee. Charter of record in Book 404, Page 158, Register's Office for Davidson County, Tennessee. By-Laws of Northcrest Commons Homeowners Association, Inc, as of record in Instrument 200406150070834, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 1581565
Warranty Deed TN

This is improved ☒ 123 Northcrest Commons Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of March, 2022.

Mary Lou Parker by Patricia Gail Dean her attorney-in-fact

Mary Lou Parker by Patricia Gail Dean her atty in fact

State of Tennessee
County of Wilson

On this 1st day of March, 2022, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Patricia Gail Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Mary Lou Parker, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No.: 20220228-0022370, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 1st day of March, 2022.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122