Karen Johnson Davidson County
Batch# 821257 DEEDWARR
03/14/2022 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220314-0029205

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Taylor L Pa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 06-05-25
(AFFIX SEAL)

Whitney McElroy State of Tennessee Notary Public Williamson County

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH22-03597

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kelsey Nicole Melin 8401 Callabee Way Unit 11 D Antioch, TN 37013	Kelsey Nicole Melin 8401 Callabee Way Unit 11 D Antioch, TN 37013	181-02-0A-081.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James D. Morinec and Mary T. Morinec, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kelsey Nicole Melin, unmarried**, hereinafter called the Grantees, their successors and 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 No. D-11 as set forth in the Master Deed establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

For informational purposes only, subject property address is known as: 8401 Callabee Way Unit 11 D D-11 Antioch, Tennessee 37013.

Being the same property conveyed to James D. Morinec and Mary T. Morinec, husband and wife by Warranty Deed from Dennis Green and wife, Linda D. Green of record in Instrument No. 20180820-0082159 Register's Office for Davidson County, Tennessee, dated August 09, 2018 and recorded on August 20, 2018. (Value of consideration shown in aforementioned deed $182,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 8401 Callabee Way Unit 11 D, Antioch, TN 37013

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 hand this 2 day of March, 2022

James D. Morinec

Mary T. Morinec

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of March, 2022, before me personally appeared James D. Morinec and Mary T. Morinec, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public:

My Commission Expires: 06.14.25

FANTH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 March 7, 2022 (date of document).

Affiant Signature

March 5, 2022
Date

State of TENNESSEE

County of Williamson

Sworn to and subscribed before me this 5TH day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 04-02-25

NOTARY'S SEAL

