Karen Johnson Davidson County
Batch# 822576 DEEDWARR
03/15/2022 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,206.71
20220315-0030017

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $326,137.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/ 8 /2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-25

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3013

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Laura Hirt	NEW OWNER	116-03-0B-123.00-CO
4505 Harding Pike #123		
Nashville, TN 37205		

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,

Emily Geneva Davis and Albert Zimmerman, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Hirt, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 123 on the plan of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, Page 45, Register's Office for said County, which plan end record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Anne Murrell Locke, unmarried by Warranty deed from Ralph E. Mosely and wife, Karen L. Mosely of record in Book 11043, page 871, Register's Office for Davidson County, Tennessee, dated August 31, 1999 and recorded on September 01, 1999.

Being the same property conveyed to Emily Geneva Davis and Albert Zimmerman wife and husband by Warranty deed from Anne Murrell Locke married of record in Instrument No. 20210610-0078040 Register's Office for Davidson County, Tennessee, dated June 09, 2021 and recorded on June 10, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4505 Harding Pike #123 Nashville, TN 37205

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 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.

Witness my hand on March 7th, 2022.

Emily Geneva Davis

Albert Zimmerman

STATE OF KENTUCKY

COUNTY OF Calloway

Personally appeared before me, a Notary Public of said County and State, Emily Geneva Davis and Albert Zimmerman, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 7th, 2022.

Notary Public

My Commission Expires: 2/4/2023

DANA SHERIDAN
COMM EXPIRES 02/04/2023
NOTARY PUBLIC
NOTARY ID # 615017
STATE AT LARGE, KENTUCKY

File #: 2022-3013

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 4, 2022.

J. Carlton Drumwright

March 4, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 4, 2022.

Notary

My Commission Expires: 12/18/22

