Karen Johnson Davidson County
Batch# 835918 DEEDWARR
04/07/2022 09:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220407-0040279

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36963-03-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me this 31st day of March, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Caroline Lassen-Greene 4487 Post Place, Unit 148 Nashville, TN 37205	Pinnacle Bank 150 3rd Avenue South Suite 1000 Nashville TN 37201	103 15 0B 148.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kathleen Flake, a single woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Caroline Lassen-Greene, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4487 Post Place, Unit 148, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the ~~31~~ 28th day of March, 2022.

GRANTOR:

Kathleen Flake

Kathleen Flake

STATE OF Virginia

COUNTY OF Albemarle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen Flake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2022.

Cheryl C. Snead #187936

Notary Public

My Commission Expires: 9-30-2022

CHERYL C. SNEAD
NOTARY PUBLIC
REG. #187936
MY COMMISSION EXPIRES
9/30/2022
COMMONWEALTH OF VIRGINIA

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 148 on the Plan of Lion's Head Condominium Apartments of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 663, said Register's Office.

Being the same property conveyed to Kathleen Flake, unmarried, by Warranty Deed from Douglas A. Dworkin and Roger B. Dworkin, as Co-Executors of the Estate of Jack Figlis, of record in Instrument No. 20030516-0067490, in the Register's Office of Davidson County, Tennessee, dated April 28, 2003 and recorded on May 16, 2003.

This conveyance is made subject to:

1. 2022 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lion's Head Condominium Apartments, as recorded in Plat Book 5200, Page(s) 82.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of David M. Carney Development, as recorded in Plat Book 4675, Page(s) 134.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lion's Head Condominium of record in Book 5340, Page 70, as corrected in Book 5342, Page 683; also subject to easements, rights and interests 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 building thereon.
5. Easement for Sewer Line, recorded in Book 3224, Page 527.
6. Easement for Right of Way, recorded in Book 3969, Page 788.
7. Easement for Overhead Line, recorded in Book 4995, Page 32.
8. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6909, Page 212 and Book 7196, Page 827.
9. Easement for Conservation Greenway, recorded in Instrument No. 20040728-0090473.
10. Easement recorded in Book 3376, Page 102, Book 4889, Page 140, Instrument No. 20120521-0043889, Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703, Instrument No. 20150831-0087898 and Instrument No. 20181012-0101325.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 3/31/2022.

George E. Mudter, Jr.
Dated 3/31/2022

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 3/31/2022

My commission expires 10/2/2023

