Karen Johnson Davidson County
Batch# 844873 DEEDWARR
04/25/2022 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220425-0047268

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of April, 2022.

(Affix Seal) Notary Public

My Commission Expires: 11/16/2024

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-16-2024

2022-02-83

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sarah Katherine Gray 3210 West End Circle #101 Nashville, TN 37203	OWNER	Map/Parcel 104-02-3D-101.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel J. Nieser and Nancy L. Nieser, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Katherine Gray, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that 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. 101, together with the appurtenant interest in the common elements of The Maxwell, A Condominium, established by Declaration of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to DANIEL J. NIESER AND NANCY L. NIESER, HUSBAND AND WIFE, by deed from ACCORD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20100105-0000864, dated December 30, 2009, said Register's Office.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2022 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3210 West End Circle, #101, Nashville, TN 37203 .

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, her heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 14th day of April, 2022:

Daniel J. Nieser

Nancy L. Nieser

Acct
STATE OF ~~TENNESSEE~~ Kentucky
Acct
COUNTY OF ~~WILLIAMSON~~ Jefferson

On this 13 day of April, 2022, before me personally appeared Daniel J. Nieser and Nancy L. Nieser, 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's (or persons') free act and deed.

Witness my hand, at office, this 13 day of April, 2022.

Notary Signature
My commission expires: 03/23/2024

ANGELA E. HENDRICKS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP5468
My Commission Expires Mar 23, 2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 April 14, 2022.

Date

Affiant Signature

4/18/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of April, 2022.

Allisyn G. Pinkston

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

