Karen Johnson Davidson County
Batch# 868138 DEEDWARR
06/07/2022 08:19:20 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20220607-0064888

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/2/2024
(AFFIX SEAL)

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-2-2024

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

07-NSH22-04030

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jennifer G. Uhl and Mark D. Uhl, Trustees of the Jennifer Uhl Trust dated August 30, 2002, and any amendments thereto 1128 Landing Private Court Gallatin, TN 37066	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	092-16-0D-119.00-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, **Leann Lessl Fox, a married woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jennifer G. Uhl and Mark D. Uhl, Trustees of the Jennifer Uhl Trust dated August 30, 2002, and any amendments thereto,** 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 Lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 119 of the Bristol on Broadway, a Condominium, being a portion of Lot Nos. 142 and 143 on the Plan of the Boyd Addition of Nashville recorded December 21, 1857, in Book 21, page 39, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM as-built survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003, together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857 said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof, the interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .52% interest in the common elements of The Bristol on Broadway Condominium. Together with one parking stall #32.

Being the same property conveyed to Leann Lessl Fox by Warranty Deed from Sunny Meadows, LLC, a limited liability company of record in Instrument No. 20160526-0053023 Register's Office for Davidson County, Tennessee, dated May 24, 2016 and recorded on May 26, 2016. (Value of consideration shown in aforementioned deed $260,000.00.)

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: 1803 Broadway 119, 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 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 1st day of June, 2022

Leann Lessl Fox

STATE OF Florida

COUNTY OF Duval

On this 1st day of June, 20 22, before me personally appeared Leann Lessl Fox, 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: Peggy A. Tipping

My Commission Expires: 6/3/2022

NOTARY PUBLIC STATE OF FLORIDA
PEGGY A. TIPPING
MY COMMISSION # GG 207809
EXPIRES: June 3, 2022