Karen Johnson Davidson County
Batch# 869425 DEEDWARR
06/10/2022 10:19:21 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20220610-0066216

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1210

WARRANTY DEED

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, the undersigned **Sherrie Gay Carroll, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Gates Matthews, unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 78 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 Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 5340, page 70 corrected in Book 5342, page 683, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherrie Gay Carroll by Warranty deed from David Mark Sellers, unmarried of record in Instrument No. 20020912-0111015 Register's Office for Davidson County, Tennessee, dated September 06, 2002 and recorded on September 12, 2002.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4487 Post Place #78, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Susan Gates Matthews	Studio Bank	103-15-0B-078.00
4487 Post Place #78	124 12th Ave South, Ste 400	
Nashville, TN 37205	Nashville, TN 37203	

WITNESS THE EXECUTION HEREOF this 9th day of June, 2022.

Sherrie Gay Carroll
Sherrie Gay Carroll

State of Tennessee)
County of Davidson)

On this 9th day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sherrie Gay Carroll, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 405,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of June, 2022.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON