Karen Johnson Davidson County
Batch# 872268 DEEDWARR
06/15/2022 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220615-0068511

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Richard Maile and Laura Otto Maile 5025 Hillsboro Pike, 15-E Nashville, TN 37215	~~Owner~~ Highlands Res. Mtg. 950 W. Bethany Dr. Ste 200 Allen TX 75013	131-01-0D-113.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, ***Robert Leedham and Melissa Leedham, husband and wife,*** *hereinafter called the Grantors, have* bargained and sold, and by these presents do hereby transfer and convey unto **Richard Edward Maile, II, a married man, a 25% undivided interest, Jack Maile, a single man, a 25% undivided insterest, and Nash R. Hightower, III, a married man, a 50% undivided interest, as tenants in common**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit No. 113** on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, 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 Unit 15-E of the 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5211, page 325, as amended in Book 5616, page 133, Book 6079, page 516 and Book 10225, page 413, said Register's Office.

Being the same property conveyed to Brian M. Casey, and unmarried man by Warranty Deed from Erica L. Mallahan and husband, Mitchell Mallahan of record in Instrument 20141204-0111178, dated December 2, 2014 and recorded on December 4, 2014, Register's Office for Davidson County, Tennessee; being further conveyed to Robert Leedham and Melissa Leedham, husband and wife by Warranty Deed from Brian M. Casey, an unmarried man of record in Instrument Number 20210609-0077221, dated June 3, 2021 and recorded on June 9, 2021, Register's Office for Davidson County, Tennessee.

This property is commonly known as 5025 Hillsboro Pike, 15-E, Nashville, TN 37215
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 7th **day of June, 2022:**

Robert Leedham **Melissa Leedham**

STATE OF ~~TENNESSEE~~ Washington
WN

COUNTY OF ~~WILLIAMSON~~ Pierce
WN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Leedham** and **Melissa Leedham,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of June, 2022:

Notary Public

My Commission Expires: 11/15/2024

SHARON TIALINO-WULF
Notary Public
State of Washington
Commission Number 20118236
My Commission Expires
November 15, 2024

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$420,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 7th DAY OF June, 2022:

Notary Public

My Commission Expires: 4-23-25

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6-07-2022 (date of document).

Affiant Signature

6-9-2022
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY