Karen Johnson Davidson County
Batch# 873390 DEEDWARR
06/17/2022 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,060.96
20220617-0069419

Name and Address of New Owner:
Lisa Carter

Send Tax Bills To:
5543 Edmonson Pike Suite 282
Nashville TN

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 090 11 0A 087.00 and 090 11 0A 095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sterlin Adams, Sole Owner**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lisa Carter, sole owner**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
A CERTAIN INTEREST IN LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 87 AS SHOWN ON THE PLAT OF ROCK HARBOR CONDOMINIUM OF RECORD IN BOOK 6153, PAGES 463-466, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF ROCK HARBOR CONDOMINIUM ASSOCIATION, ALL AS DESCRIBED IN BOOK 6153, PAGE 421, AT SEQ., AS AMENDED IN BOOK 6162, PAGES 251-270, SAID REGISTER'S OFFICE.

Being the same property conveyed to Sterlin Adams by Warranty Deed from Rock Harbor Apartments, a Tennessee limited partnership of record as (book) 6469 / (page) 70 in the Register's Office for Davidson County, Tennessee, dated December 31, 1984 and recorded on January 7, 1985. (Unit 87)

For Information Only: Being Parcel No. 090 11 0A 087.00
Being also known as 515 Basswood Avenue, Unit 87, Nashville, TN 37209

Property 2:
A CERTAIN INTEREST IN LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 95 AS SHOWN ON THE PLAT OF ROCK HARBOR CONDOMINIUM OF RECORD IN BOOK 6153, PAGES 463-466, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF ROCK HARBOR CONDOMINIUM ASSOCIATION, ALL AS DESCRIBED IN BOOK 6153, PAGE 421, AT SEQ., AS AMENDED IN BOOK 6162, PAGES 251-270, SAID REGISTER'S OFFICE.

Being the same property conveyed to Sterlin Adams by Warranty Deed from Rock Harbor Apartments, a Tennessee limited partnership of record as (book) 6469 / (page) 56 in the Register's Office for Davidson County, Tennessee, dated December 27, 1984 and recorded on January 7, 1985. (Unit 95)

For Information Only: Being Parcel No. 090 11 0A 095.00
Being also known as 515 Basswood Avenue, Unit 95, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of June, 2022.

_____(SEAL)
Sterlin Adams

STATE OF Florida
COUNTY OF Leon

On this 1st day of June, 2022, before me personally appeared Sterlin Adams, 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. By physical presence.

Witness my hand, at office, this 1st day of June, 2022.

Notary Public State of Florida
Glenna Jo Kester
My Commission
HH 213597
Exp. 1/4/2026

_____
Notary Signature Glenna Jo Kester
My commission expires: 1-4-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the properties transferred, whichever is greater, is total $286,747.00 (Map & Parcel 090 11 0A 087.00 is $143,373.50 and Map & Parcel 090 11 0A 095.00 is $143,373.50), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
1st day of June, 2022.

_____
Notary Public
My commission expires: 3/2/25
File No. 2022-4709-RS

DAVIDSON COUNTY
TENNESSEE
NOTARY
PUBLIC
CELINA LOWHORN

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 06/1/22 (date of document).

Affiant Signature

06/13/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

