Karen Johnson Davidson County
Batch# 885417 DEEDWARR
07/07/2022 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220707-0078462

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-17769-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Koster **5025 Hillsboro Pike 15-W** **Nashville, TN 37215**	New Owner	131 01 0D 125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Rose T. Palermo and husband, David Denty Cheatham**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Emily Koster**, hereinafter called the Grantees, her heirs and assigns, a 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. 125 on the Plan of Georgetown Apartments Condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rose T. Palermo and Husband David Denty Cheatham, by Warranty Deed from Mary A. Mcredmond, Unmarried of record in Instrument No. 20021205-0149860, in the Register's Office of Davidson County, Tennessee, dated December 02, 2002 and recorded on December 05, 2002.

This is improved property located at: **5025 Hillsboro Pike, #15W, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever

used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2022.

GRANTOR:

David Denty Cheatham

Rose T. Palermo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Denty Cheatham and Rose T. Palermo, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of June, 2022.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/4/24

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 June 17, 2022.

Affiant Signature

06/17/2022

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 17th day of June, 20 22.

Notary Public

Notary's Seal:

