Karen Johnson Davidson County
Batch# 901875 DEEDWARR
08/11/2022 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,700.63
20220811-0091189

WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2022

Notary Public

MY COMMISSION EXPIRES: 9-21-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc. 3326 Aspen Grove Drive, Suite 400, Franklin, TN 37067

File No.: 22-CD-391

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George H. Lynn	NEW OWNER	116120G20100CO
(NAME)	(NAME)	
201 Abbott Glenn Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Twenty Nine Thousand Nine Hundred Dollars And No/100 Dollars ($729,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JOHN J. BRADY, III, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE H. LYNN, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium apartment in Davidson County, Tennessee, being Unit No. 1-A of Abbott Glenn Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the plan of record in Book 6200, page 254 and as shown as Exhibit "A" to the Master Deed of record in Book 7364, page 361, Register's Office for Davidson County, Tennessee, to which reference hereby made for a more complete description thereof, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to John J. Brady III, by Warranty Deed, from Yolanda Lee, unmarried, dated March 15, 2007, recorded March 19, 2007, of record in Instrument No. 20070319-0033033, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 201 Abbott Glenn Court, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 10 day of August, 2022.

John J. Brady, III

STATE OF TENNESSEE
COUNTY OF Williamson

On this 10 day of August, 2022, before me personally appeared John J. Brady, III to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 10 day of August, 2022.

Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON

Notary Public

True Copy Certification

I, Jennifer Harris, 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 8.10.2022 (date of document).

Affiant Signature

8.10.2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY