Karen Johnson Davidson County
Batch# 902131 DEEDWARR
08/11/2022 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20220811-0091531

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4954-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Meghann E. Robinson	Guaranteed Rate, Inc.	093061D10300CO
(NAME)	(NAME)	
309 Church Street, #103	1806 W. Cuyler Ave, Ste 1W	
(ADDRESS)	(ADDRESS)	
Nashville TN 37201	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($549,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, KAREN LEE, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MEGHANN E. ROBINSON, HEREINAFTER CALLED THE GRANTEE, THEIR 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. 103, and one parking space, The Exchange Lofts of The Banner Block Condominiums, as established under the Master Deed of record in Instrument Number 20050527-0060419, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Karen Lee, Unmarried by Warranty deed from Christopher Rusty Fordham, Unmarried of record in Instrument No. 20130503-0044968 Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on May 03, 2013.

The above described property has never been the marital residence of Grantor and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 309 Church Street, #103, Nashville, TN 37201
(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.

Witness our hands this 5th day of August, 2022.

Karen Lee

Karen Lee

State of Alabama

County of Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Lee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand this 5th day of August, 2022.

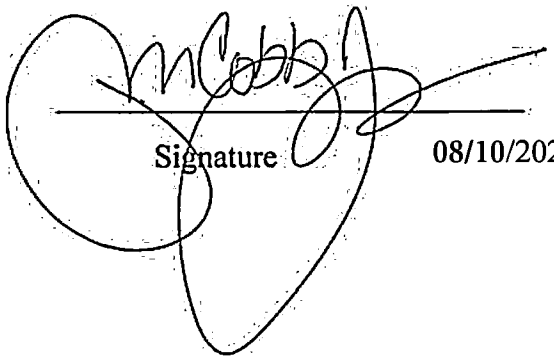
Karen Craft Ayers
Notary Public

My Commission Expires: 11-5-2024

KAREN CRAFT AYERS
Notary Public
Alabama State at Large

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **August 10**, 2022.



Signature 08/10/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

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



Notary's Signature

My Commission Expires: 9-8-2025

