Karen Johnson Davidson County
Batch# 911688 DEEDWARR
09/01/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20220901-0098755

Name and Address of New Owner:
Margaret J. Lanius
6666 Brookmont Terrace Apt 1006
Nashville, TN 37205

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 117-03-0B-021.00-CO

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, **A. Michelle Poss, Administrator of The Estate of Karen Jenkins**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Margaret J. Lanius, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B-5 in a horizontal property regime which is located on the Plat of Villager Condominium, of record in Book 5200, Page 201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen Jenkins, unmarried, by Warranty Deed from Taylor H. Henry, Jr., married, of record in Instrument No. 20000531-0054081 Register's Office for Davidson County, Tennessee, dated May 30, 2000 and recorded on May 31, 2000. (Value of consideration shown in aforementioned deed $54,000.00.)

The said Karen Jenkins having died on or about February 20, 2021, with probate being opened in Docket No. 21P2025, in the Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville/Davidson County, Tennessee (Probate Division).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 31st day of August, 2022.

The Estate of Karen Jenkins

By: A. Michelle Poss Administrator

A. Michelle Poss, Administrator

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared A. Michelle Poss, Administrator with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Administrator of The Estate of Karen Jenkins, the within named bargainor, an Estate , and that as such Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Administrator.

Witness my hand, at office, this 31st day of August, 2022.

Notary's Signature
My commission expires: 5-5-2025

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 property transferred, whichever is greater, is $180,000.00, 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
31st day of August, 2022.

Notary Public
My commission expires: 5-18-24
File No. GNT-22-2334

I, Kelsie Holloway 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 8/31/2022 (date of document).

Kelsie Holloway

Affiant Signature

9/1/2022

Date

State of Tennessee

County of Rutherford

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

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

Notary's Seal (if on paper)

