This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-18550-TC

Karen Johnson Davidson County
Batch# 913022 DEEDWARR
09/07/2022 09:31:52 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20220907-0100180

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2022.

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 5-31-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samantha Koth and Nicholas Dennler 213 Timberway Drive Nashville, TN 37214	Redstone Federal Credit Union 220 Wynn Drive Huntsville, AL 35893	108-07-0B-162-00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Mamee Evans and Lisa Hendon, a married couple**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Samantha Elizabeth Koth, an unmarried woman and Nicholas Seth Dennler, an unmarried man, as joint tenants with right of survivorship**, 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:

Land in Davidson County, Tennessee, being Unit No. 162, together with the appurtenant interest in the common elements of Timber Lake Condominium, a horizontal property regime established by Master Deed, of record in Book 6549, page 475, as clarified in Book 6561, page 141, and corrected in Book 7153, page 617, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium site plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to Mamee Beth Evans and Lisa Lyn Hendon, as tenants in common with right of survivorship by Quit Claim Deed from Mamee Beth Evans and Lisa Lyn Hendon, as to the first part; and J. Blake Freeman, Trustee, his successors and assigns, as to the second part of record as Instrument No. 20200817-0091628 in the Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on June 17, 2020.

The said Mamee Evans and Mamee B. Evans is also know as Mamee Beth Evans.
The said Lisa Hendon is also know as Lisa Lyn Hendon

This is improved property located at: **213 Timberway Drive, Nashville, TN 37214**

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 18th day of August, 2022.

GRANTOR:

Lisa Hendon

Mamee Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lisa Hendon and Mamee Evans, 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 18th day of August, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024