Karen Johnson Davidson County
Batch# 918736 DEEDWARR
09/19/2022 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20220919-0104208

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 16th day of September, 2022.

Notary Public

My commission expires: 8-20-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John E. Lansche, Sr.	New Owner	**Map 116-03-0-G Parcel 002-00co**
4201 Ashley Park Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael P. Stone, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John E. Lansche, Sr., single 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4201 as specified on the Plat shown in the Master Deed, on the Plan of Ashley Park Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Ashley Park Condominiums, of record in Book 7128 Page 29 amended in Instrument No. 20070802-0091819, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Ashley Park Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record in Book 7128 Page 29, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Michael P. Stone, a single man, by Warranty Deed dated May 25, 2017, from Joel Tellinghuisen, Successor Trustee of the Mary W. Tellinghuisen LIving Trust dated Jluy 20, 1998, of record in Instrument No. 20170608-0057549, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor's spouse.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out in Exhibit "B" to the Master Deed in Book 7128, Page 29, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3958, Page 156, and Book 3958, Page 160, Register's Office for Davidson County, Tennessee. 3) Master Deed of Ashley Park Condominiums of record in Book 7128, Page 29 and as amended in Instrument No. 20070802-0091819, Register's Office for Davidson County, Tennessee. 4) By-Laws of Ashley Park Condominiums Association, Inc. appended thereto of record in Book 7128, Page 75, Register's Office for Davidson County, Tennessee. 5) Charter of Ashley Park Condominiums Association, Inc. of record in Book 7139, Page 829, Register's Office for Davidson County, Tennessee. 6) All matters shown on the plan of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **4201 Ashley Park Drive, Nashville, TN 37205**

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 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 my/our hand(s) this **16th** day of **September, 2022.**

Michael P. Stone

Michael P. Stone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael P. Stone,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **September, 2022.**

MBoyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Diane March,** 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 this the 16th day of September, 2022.

Affiant Signature
Date 09/16/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16th day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2025

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON