Karen Johnson Davidson County
Batch# 921344 DEEDWARR
09/26/2022 11:46:30 AM 4 pgs
Fees: $23.00 Taxes: $851.00
20220926-0106286

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF MONTGOMERY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00 Affiant Notary My Commission Expires: 04.18.2026 SUBSCRIBED AND SWORN TO BEFORE ME THIS: 09.26.2022

KATLYN CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
25 Jefferson Street Suite T-1, Clarksville, Tennessee 37040

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Marijane Lavell 922 Patio Drive Nashville, TN 37214	United Wholesale Mortgage, LLC PO Box 202028 Florence, SC 29502-2028	108 03 0A 012.00

THIS WARRANTY DEED OF REALTY, executed as of September 23, 2022, by **Hannah Price**, (the "Grantor"), for consideration paid, grant to **Marijane E. Lavell**, a single woman, (the "Grantee")

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 922 Patio Drive, Nashville, Tennessee, 37214 and bounded and described as follows:

Being Unit 12, on Lot No. 9 on the Plan of Phase Two Condominium Site Plan, Section Three Patio Villa, as of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of Patio Villa Condominiums, a horizontal property regime established by Master Deed of record in Book 5970, Page 829, as correction recorded in Book 6014, Page 978, as amendment to Bylaws recorded in Book 6406, Page 799, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hannah Price, by Warranty Deed from Rose Mary Moffett and William Rummel, as Beneficiaries of the Estate of Candace Maria Rummel, of record in Instrument No. 20220602-0063768, in the Register's Office for Davidson County, Tennessee, dated April 20, 2022 and recorded on June 02, 2022.

BY EXECUTION of this instrument the Grantor herein makes oath that the subject property has not been utilized as a primary principal residence by himself, his spouse, or dependents.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2022 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE(S) PAGE TO FOLLOW]

In WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR

Hannah Price

STATE OF TENNESSEE :
COUNTY OF Montgomery :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Hannah Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this September 23, 2022.

My Commission Expires: 7.15.26

PHILIP CALCESE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

TRUE COPY CERTIFICATION

I, Rebecca Truman 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 09·23·2022 (date of document).

Rebecca Truman 09·26·2022
Affiant Signature Date

State of Tennessee

County of Montgomery

Personally appeared before me, Kaitlyn Clarke, a notary public for this country and state, Rebecca Truman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 26 day of September, 2022.

Notary's Signature

My Commission Expires: 04·18·2026

Notary Seal

KAITLYN CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY