Karen Johnson Davidson County
Batch# 929972 DEEDWARR
10/14/2022 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20221014-0112892

SYDNEY LASCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 415,000.

RLB KS
Affiant

Subscribed and sworn to before me, this the 7th day of October, 2022

Sydney Lasch
Notary Public

My commission expires: 1/14/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MONA CARPENTER AND S. W. CARPENTER	First Bank of Alabama	103-15-0B-152.00 CO
4487 Post Place, Unit 152	111 West Broad St PO Box 207	
Nashville, TN 37205	Wedowee, AL 36278	

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, I,

CATO MALCOLM MILDER, AN UNMARRIED MAN

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

MONA CARPENTER, AN UNMARRIED WOMAN AND S. W. CARPENTER, A MARRIED 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Condominium tract of land in Davidson County, Tennessee, being Unit 152 on the Plan of Lion's Head Condominium Apartments of record in Plat Book 5200, Page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, Page 683, said Register's Office.

Being the same property conveyed to CATO MALCOLM MILDER, AN UNMARRIED MAN, by deed from RENA BOYKIN AND THE DENISE WHITE TRUST, RENA BOYKIN, TRUSTEE, of record as Instrument No. 20220421-0046268, dated April 14, 2022, said Register's Office

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 3rd day of October, 2022.

CATO MALCOLM MILDER

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CATO MALCOLM MILDER, AN UNMARRIED MAN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2022.

NOTARY PUBLIC
My Commission Expires: _____

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Tennessee Certification of Electronic Document

I, Robin White, 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 October 7, 2022 (date of document).

Affiant Signature

10.7.22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

