Karen Johnson Davidson County
Batch# 933001 DEEDWARR
10/24/2022 10:34:02 AM 3 pgs
Fees: $18.00 Taxes: $732.60
20221024-0115221

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN 38464
File #221453SCM

FROM: LESA NAVE, F/K/A LESA TURNER, A MARRIED PERSON

TO: BRYAN E. GERARD AND WIFE, ROBIN L. GERARD

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED NINETY-EIGHT THOUSAND AND NO/100---($198,000.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, LESA NAVE, F/K/A LESA TURNER, A MARRIED PERSON, have bargained and sold, and by these presents, do transfer and convey unto the said BRYAN E. GERARD AND WIFE, ROBIN L. GERARD, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being **Unit No. F-1,** in a Horizontal Property Regime being Lakeside Retirement Village Condominiums, which is of record in Book 7977, Page 92 and re-recorded in Book 8164, Page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, etc. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lakeside Retirement Village Condominiums of record in Book 7977, Page 92, and re-recorded in Book 8164, Page 151, Register's Office for Davidson County, Tennessee, and is subject to the By-Laws for the administration thereof, which are appended to the Master Deed, thereto of record in Book 7977, Page 92, re-recorded in Book 8164, Page 151, Register's Office for Davidson County, Tennessee, all as set out and provided in said Master Deed and Exhibits appended thereto, reference to which is here made.

Subject to any and all matters relating to a Condominium apartment as set out in Quitclaim Deed in 20220609-0065951 and as further set out in Master Deed recorded and Charter in relation to said condominium.

This being the same property conveyed to Lesa Turner, a single person and Wayne Stephens, as tenants in common by Warranty Deed from David E. Long and wife, Kay Smith Long of record in Instrument No. 20201030-0126987, in the Register's Office of Davidson County, Tennessee, dated October 28, 2020 and recorded on October 30, 2020. Also see Quitclaim Deed from Wayne Stephens, a married person to Lesa Nave f/k/a Lesa Turner, a married person of record in Instrument No. 20220609-0065951, in the Register's Office of Davidson County, Tennessee, dated June 9, 2022 and recorded on June 9, 2022.

MAP/PARCEL: 044-11-0A-601.00
PROPERTY ADDRESS: 511 JONES STREET, OLD HICKORY, TN 37138

SUBJECT PROPERTY IS NOT THE GRANTORS PRIMARY RESIDENCE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said BRYAN E. GERARD AND WIFE, ROBIN L. GERARD, their heirs and assigns forever. And I do covenant with the said BRYAN E. GERARD AND WIFE, ROBIN L. GERARD, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for matters as set out above.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to BRYAN E. GERARD AND WIFE, ROBIN L. GERARD, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 20th DAY OF October, 2022.

Lesa Nave
LESA NAVE
F/K/A LESA TURNER

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 20th day of October, 2022, before me personally appeared LESA NAVE, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SEAL

JACOB A. PENDERGRAPH
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 11/30/24

I, or we, hereby affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 198,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 20th day of October, 2022.

SEAL

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC
My Commission Expires: 9.28.26

NEW OWNER(S): BRYAN E. GERARD AND WIFE, ROBIN L. GERARD
ADDRESS: 511 Jones St. Fl Old Hickory, TN 37138

SEND TAX BILLS TO:
5037 Twin Ridge Drive
Old Hickory, TN 37138
Bryan + Robin Gerard

MAIL RECORDED DOCUMENT TO:
Bell + Alexander Title
8110 Isabella Lane, Suite 200
Brentwood, TN 37027