WARRANTY DEED

Karen Johnson Davidson County
Batch# 939043 **DEEDWARR**
11/08/2022 10:33:37 AM 2 pgs
Fees: $13.00 Taxes: $2,553.00

20221108-0119877

MJ-C-22-1512A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 02/09/24

(AFFIX SEAL)

DANA D. FORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02/09/2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha J. Kelly	**Synovus Bank**	
(NAME)	(NAME)	**083 13 0F 001.00**
1512 A Boscobel St	**800 Shades Creek Pkwy Ms101**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Birmingham, AL 35209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA ROBYN SAMSKY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA J. KELLY, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 1512 Boscobel, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1512 Boscobel, a Horizontal Property Regime, of record in Instrument Number 20130702-0068254 and Amendment recorded in Instrument No. 20190301-0018726, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Lisa Samsky and Steven Samsky, by Warranty Deed from Sidney Shands, An Unmarried Man, of record in Instrument No. 20180626-0061358, in the Register's Office of Davidson County, Tennessee, dated June 22, 2018 and recorded on June 26, 2018.

Being the same property conveyed to Lisa Robyn Samsky, by Quitclaim Deed from Steven Samsky, of record in Instrument No. 20220222-0019948, in the Register's Office of Davidson County, Tennessee, dated February 04, 2022 and recorded on February 22, 2022.

This conveyance is subject to:
- Taxes and assessments for the year 2022.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lindsley Property, as recorded in Plat Book 2, Page(s) 92.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130702-0068254, as amended in Instrument No. 20190301-0018726.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1512 A Boscobel St, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4 DAY OF NOVEMBER, 2022.

Lisa Robyn Samsky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA ROBYN SAMSKY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212