Karen Johnson Davidson County
Batch# 942591 DEEDWARR
11/17/2022 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20221117-0122521

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4853

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Kimberly J Kampe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of November, 2022

Notary Public

Commission Expires: 1/3/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kimberly Kampe 5025 Hillsboro Pike Unit 6-E Nashville, TN 37215	PHH Mortgage Services PO Box 5455 Mt. Laurel, NJ 08054	131-01-0D-038.00-CO

WARRANTY DEED

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

Robert A. Fluhler and Karen J. Fluhler, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly Kampe, single

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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 38, also known as Unit No. 6-E, of Georgetown Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete description thereof; together with the said Unit's appurtenant undivided interest in general and limited common elements of the property belonging to the Condominium Association.

Being the same property conveyed to Robert A. Fluhler and Karen J. Fluhler, husband and wife, by Warranty Deed from John M. Thetford, a single person, of record in Instrument No. 20190225-0016659 Register's Office for Davidson County, Tennessee, dated February 21, 2019 and recorded on February 25, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5025 Hillsboro Pike, Unit 6-E, Nashville, TN 37215.

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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 15th day of November, 2022.

Robert A. Fluhler

Karen J. Fluhler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of November, 2022, before me personally appeared Robert A. Fluhler and Karen J. Fluhler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of November, 2022.

Notary Signature
My commission expires:

HUNTER H. SPRAGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 25, 2026
COUNTY OF WILLIAMSON

Certification of Recorded Documents

I, Laura Hamann, 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 November 17, 2022.

(AFFIANT) – Laura Hamann

11/17/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 17th day of November, 2022.

My commission expires: 1/3/23

Notary Public

