Karen Johnson Davidson County
Batch# 943208 DEEDWARR
11/21/2022 10:06:53 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20221121-0123041

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $425,000.00.

Affiant

Subscribed and sworn before me this the 17 day of November, 2022.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kathleen Mangini	Ameris Bank	082-12-0A 109.00
926 Woodland St. #109	1800 Parkway Place, Suite 820	
Nashville, TN 37206	Marietta, GA 30067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSHUA TAYLOR LEWIS, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KATHLEEN MANGINI, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 109 of East End Lofts Condominium, a condominium development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed Established East End Lofts Condominium of record in Instrument Number 20060803-0094710, as amended by First Amendment to Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20061018-0129171 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the by-laws for the administration thereof, and all easements, rights, and interest 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; said unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting Percentage as set forth in Exhibit "E" to said Master Deed.

Being the same property conveyed to Joshua Taylor Lewis, a single man, by deed dated 03/15/2021, from Lindsay Wray, unmarried, of record in Instrument No. 20210318-0036037, Register's Office for said County.

Also being the same property conveyed to Lindsay Wray, unmarried, by deed dated 06/05/2020, from William Cain, married, of record in Instrument No. 20200608-0058577, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 926 Woodland St. #109, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17 day of November, 2022.

Joshua Taylor Lewis by Jenny West Attorney in Fact
Joshua Taylor Lewis
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 17 day of November, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joshua Taylor Lewis by Specific POWER OF ATTORNEY dated 11/3/2022, and who acknowledged that ~~he~~ she executed the same as the free act and deed of Joshua Taylor Lewis.

Witness my hand and official seal this 17 day of November, 2022.

My commission expires: 9/21/26

Notary Public

