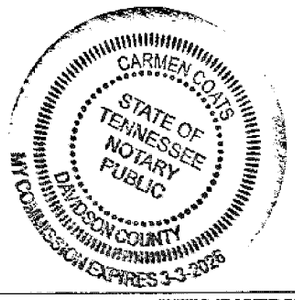
Karen Johnson Davidson County
Batch# 954758 DEEDWARR
12/22/2022 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20221222-0132289

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,375,000.00. Affiant Subscribed and sworn to before me, this the 21st day of December, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Catherine Resha Lakoff	New Owner	131-02-1D-001.00-CO
4718 Chalmers Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NICHOLAS G. SOUTH AND HANNAH S. SOUTH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHERINE RESHA LAKOFF, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of 1941 Kimbark Drive Cottages, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1941 Kimbark Drive Cottages, a Horizontal Property Regime with Private elements, of record as Instrument No. 20171013-0105024, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 1941 Kimbark Drive Cottages, a Horizontal Property Regime with Private Elements Contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing of record as Instrument No. 20171013-0105024, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Volunteer Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Moseley Partners, a Tennessee General Partnership and HTC VII Partners, a Tennessee General Partnership, of record in Instrument No. 20170802-0078576 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017.

Being the same property conveyed to Nicholas Garrett South, an unmarried man, and Hannah F. Sitter, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Volunteer Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180904-0086915 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 04, 2018.

Being the same property conveyed to Nicholas G. South and Hannah S. South, husband and wife, by Quitclaim Deed from Nicholas Garrett South, a married man, and Hannah S. Sitter nka Hannah S. South, a married woman, of record in Instrument No. 20200408-0037085 Register's Office for Davidson County, Tennessee, dated March 26, 2020 and recorded on April 08, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1941 A Kimbark Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of December, 2022.

Nicholas G. South

Hannah S. South

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicholas G. South and Hannah S. South, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of December, 2022.

Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 22, 2022 (date of document).

Affiant Signature

December 22, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023