Karen Johnson Davidson County
Batch# 956117 DEEDWARR
12/29/2022 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20221229-0133606

WARRANTY DEED

File #2022-0528

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $359,900.00.

Affiant

Subscribed and sworn to before me on December 28th, 2022.

NOTARY PUBLIC
My Commission Expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Adolph C. Harkins, Jr. and Donna R. Harkins 5403 Centennial Blvd. Unit 203 Nashville, TN 37209	New Owner	091-02-4Y-203.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LELIA MICHELLE BELL, AN UNMARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ADOLPH C. HARKINS, JR AND DONNA R. HARKINS, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 203, on the Horizontal Property Regime for Boomerang Condominium, as recorded in the Master Deed of record Instrument No. 20200214-0017373 amended in Instrument No. 20200518-0051216, Instrument No. 20201005-0114952 and Instrument No. 20201112-0133302, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to LELIA MICHELLE BELL, AN UNMARRIED WOMAN, by deed from CENTENNIAL PARTNERS V, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20201006-0115755, dated October 2, 2020, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5403 Centennial Blvd. Unit 203 Nashville, TN 37209.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on December 28, 2022.

Grantor:

Lelia Michelle Bell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **LELIA MICHELLE BELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of December, 2022.

My Commission Expires February 26, 2023

Notary Public

My commission expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 12/28/22 (date of document).

Jennifer L. Pennell

12/29/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of December 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

