NEW OWNER:
CERIDWEN R. EARLE
4487 POST PLACE, UNIT 96
NASHVILLE, TN 37205

SEND TAX BILLS TO:

Legacy Home Loans
1036 Stearman Dr Ste 6
White House, TN 37188

Map & Parcel
103150B096.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 23-0027

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 965311 DEEDWARR
01/27/2023 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20230127-0006419

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty-Five Thousand and 00/100 Dollars ($325,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EDWARD D. RUSSELL and TRACY L. SCHWEITZER, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CERIDWEN R. EARLE, an unmarried woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 96, Lions Head Condominium Apartments, 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 Master Deed establishing Lions Head Condominiums Apartments, of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, and as shown on plat of the same of record in Plat Book 5200, Page 82, Register's Office for DAVIDSON County, Tennessee, to which Master Deed and plat specific reference is hereby made for a more particular description of said property, 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to EDWARD D. RUSSELL and wife, TRACY L. SCHWEITZER, by Warranty Deed from Shannon Justice, a single woman, dated April 4, 2017, and of record in Instrument No. 20170405-0033263, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **4487 POST PLACE, UNIT 96, NASHVILLE, TN 37205**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 82, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 26th day of January, 2023.

EDWARD D. RUSSELL

TRACY L. SCHWEITZER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **EDWARD D. RUSSELL and TRACY L. SCHWEITZER** , 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 and official seal at office this 26th day of January, 2023.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00.**

AFFIANT

Sworn to and subscribed to before me this 26th day of January, 2023.

NOTARY PUBLIC

My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

True Copy Certification

I, **Diane March,** 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 this the 26th day of January, 2023.

Affiant Signature
Date 01/26/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26th day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

