Karen Johnson Davidson County
Batch# 966404 DEEDWARR
02/02/2023 10:26:24 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20230202-0007675

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/28/25
(AFFIX SEAL)

KATIE LEE RICE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 7-28-2025

Prepared by and Return to:
DLO/FOREMAN WATSON LAND TITLE
101 SE Parkway Court, STE 220
Franklin, TN 37064-3982

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hailey L. Kahle	New Owner	117-03-0H-243.00-CO
(NAME)	(NAME)	
2600 Hillsboro Pike #243	2600 Hillsboro Pike #243	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **James W. Dement and Keela H. Dement, Trustees, Dement Family Revocable Living Trust Agreement dated August 26, 2019**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hailey L. Kahle, an unmarried person**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit No. 243 of The Enclave at Hillsboro Village Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

And together with the limited common elements known as Garage 88 contained in the above referenced Master Deed as well as By-Laws appended thereto, along with applicable amendments, which are incorporated herein.

Being the same property conveyed to James W. Dement and wife, Keela H. Dement from Imtiaz Khan and wife, Naseem I. Kasam by Warranty Deed dated May 25, 2007 and recorded on June 1, 2007 in Instrument No. 20070601-0065128, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James W. Dement and Keela H. Dement, Trustees, Dement Family Revocable Living Trust Agreement dated August 26, 2019 from James W. Dement and wife, Keela H. Dement by Quitclaim Deed dated August 26, 2019 and recorded on August 29, 2019 in Instrument No. 20190829-0087200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 2600 Hillsboro Pike #243, Nashville, TN 37212

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, her heirs and assigns forever; and we do 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 successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 this 31st day of January, 2023.

Dement Family Revocable Living Trust Agreement dated August 26, 2019

BY: _____, TRUSTEE
James W. Dement
Trustee

BY: Keela H. Dement - Trustee
Keela H. Dement
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared James W. Dement and Keela H. Dement with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the Dement Family Revocable Living Trust dated August 26,2019,the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2023.

_____
Notary Public

My Commission Expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026