Karen Johnson Davidson County
Batch# 970633 DEEDWARR
02/14/2023 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20230214-0010681

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $755,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2023.

Notary Public

My Commission Expires: 1/14/26
(AFFIX SEAL)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Christopher Styles and Madeline Styles	Renasant Bank	104-10-0T-001.00 CO
301A Fairfax Ave.	2200 Abbott Martin Rd Ste 103	
Nashville, TN 37212	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

John Henry Lilly, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Styles, a married man and Madeline Styles, an unmarried woman, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, 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 Fairfax Cottages, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Fairfax Cottages of record in Instrument No. 20140409-0029709, as amended in Instrument No. 20141230-0118766, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Fairfax Cottages, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20140409-0029709, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

NOTE: See DCCR amendment added to legal description above.

BEING the same property conveyed to John Henry Lilly, by Quitclaim Deed from Sandra Kay Kowalski, dated 11/22/2019 and recorded 12/2/2019 in Instrument No. 20191202-0123756; and being the same property previously conveyed to Sandra Kay Kowalski and John Henry Lilly, wife and husband, by Warranty Deed from John Howard, married, dated 12/19/2014 and recorded 12/30/2014 in Instrument No. 20141230-0118767, in the Register's Office of Davidson County, Tennessee.

The said Sandra Kay Kowalski hereby joins in the execution of this instrument for the purpose of conveying any and all of her rights, title and interest in the above described property by virtue of her marriage to John Henry Lilly.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 301A Fairfax Ave., 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 Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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/our hand(s) this 10th day of February, 2023.

John Henry Lilly

Sandra Kay Kowalski

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Henry Lilly and Sandra Kay Kowalski with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 10th of February, 2023.

Notary Public

My Commission Expires: 1/19/2025

(SEAL)

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Robin B. White, 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 February 13, 2023.

Date

R B. White

Affiant Signature

2.13.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of February, 2023.

Sydney Lasch

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

