Karen Johnson Davidson County
Batch# 972728 DEEDWARR
02/21/2023 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20230221-0012196

WARRANTY DEED

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~10th~~ 21st day of February, 2023

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia Ashley Bell	Cross Country Mortgage	093-06-1-B-401.00 CO
(NAME)	(NAME)	
239 Rep John Lewis Way N, Unit 401	2160 Superior Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Cleveland OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Michael Douglas Fitzgerald,** an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia Ashley Bell,** 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:

Land in Davidson County, Tennessee, being Unit 401 and 1 parking space, on the Horizontal Property Regime for The Kress Lofts Condominiums, as recorded in Master Deed of record as Instrument No. 20050429-0048067 and as amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, corrected in Instrument No. 20080118-0006035, and Instrument No. 20080331-0032083, 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, as amended.

Being the same property conveyed to Michael Douglas Fitzgerald, an unmarried man, by Warranty Deed from David William Latture and Lara Prestwood Latture, husband and wife and William Tucker Latture, an unmarried man, joint tenants with right of survivorship, dated February 17, 2021, of record in Instrument No. 20210226-0024571, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 239 Rep John Lewis Way N, Unit 401, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 GRANTEE that I am 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 do further covenant and bind myself, my heirs 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.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Master Deed establishing a Horizontal Property Regime of The Kress Lofts, of record in Instrument No. 20050429-0048067, amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, corrected by Instrument No. 20080118-0006035, and Instrument No. 20080331-0032083; Restrictions of record in Book 7423, page 374; Book 9208, page 613 and Instrument No. 20050124-0008719; Articles of Incorporation/Charter of record in Instrument No. 20050218-0018799 and 20051128-0142924; Ordinances as shown of record in Book 10512, page 464 and Instrument No. 20020626-0076795; Ordinance No. BL 2020-450 to rename a portion of 5th Avenue North to Rep John Lewis Way North; Matters set out in Instrument No. 20050429-0048064 and Instrument No. 20050429-0048066; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 9th day of February, 2023.

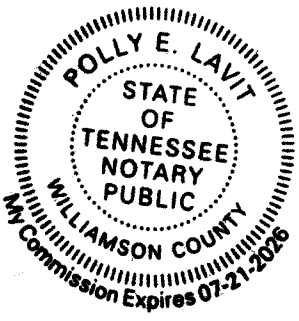
Michael Douglas Fitzgerald

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Michael Douglas Fitzgerald, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 9th day of February, 2023.

Notary Public
My Commission Expires: 7/21/24



File No.: 37200

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/9/23 (date of document).

Jennifer Russell
Affiant Signature

2/24/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

