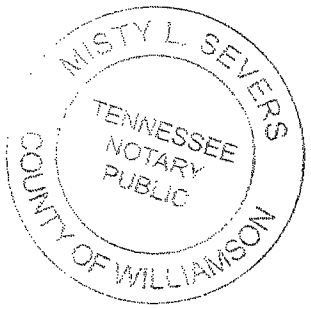
Karen Johnson Davidson County
Batch# 977167 DEEDWARR
03/06/2023 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20230306-0015781

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00.

Erin Sapter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2023.

Misty L Severs
Notary Public

MY COMMISSION EXPIRES: 11/3/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Anna Michelle Lasseter	New Owner	072-06-3N-027.00 CO
(NAME)	(NAME)	
1077 Trinity Lane East, Unit 404		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kori Quinnlyn Waldrup**, **an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Anna Michelle Lasseter**, **unmarried** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 404, together with the appurtenant interest in the common elements of The Edison, a Condominium, a horizontal property regime established by

Declaration of Condominium of record as Instrument No. 20181029-0107022, and amended as Instrument Nos. 20181206-0119180, and 20181211-0120659, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to KORI QUINNLYN WALDRUP, by deed from EDISON DEVELOPMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20190402-0029852, dated April 1, 2019, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1077 Trinity Lane East, Unit 404, Nashville, TN 37216
(House No.) (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 GRANTEES, their 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 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.

Effective the 28 day of FEBRUARY, 2023.

Kori Quinnlyn Waldrup

STATE OF TENNESSE
COUNTY OF Williamson

On this 28 day of February, 20 23, before me personally appeared Kori Quinnlyn Waldrup, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/10/25

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Erin Septer, do hereby make oath that I am a licensed attorney and/or 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 28, 2023

Erin Septer

Affiant

Date: Feb 28, 2023

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of Feb 2023

Notary Public

My Commission Expires: 11/5/2024

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY