Karen Johnson Davidson County
Batch# 982307 DEEDWARR
03/20/2023 10:24:24 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230320-0019860

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 17 day of March , A.D., 2023 , by and between

Nicholas Souder and spouse, Kathryn Colosimo,

First Parties, and

Tamitha Dunn, unmarried

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, 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 Condominium No. 317-R of the Town Center at Lenox Village, shown as part of unit H on Exhibit B of Instrument No. 2070830-0104305 and Instrument No. 20070830-0104306 in Register's Office of Davidson County, Tennessee, annexing lots 317-324 of Lenox Village, Phase 5, of record as Instrument No. 20051020-0007427, said Register's Office, into a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended. Said Instrument No. 20070830-0104305 and Instrument 20070830-0104306 amend the Supplemental Instruments of record as Instrument No. 20070103-0001283 and Instrument No. 20070103-0001284 in said Register's Office.

Being the same property conveyed to Nicholas Souder, an unmarried man by Deed dated August 16, 2021 from Casey Steven Puccio and Autumn Brooke Tanney Puccio, husband and wife, recorded August 18, 2021, in Instrument Number 20210818-0111635, in the Official Records of Davidson County, Tennessee.

OWNER:
Tamitha Dunn
1322 Concord Mill Lane
Nashville, TN 37211

RESPONSIBLE TAXPAYER:
Tamitha Dunn
1322 Concord Mill Lane
Nashville, TN 37211

CLT # 172-12-0D-595-00C0

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x _____ x _____

Nicholas Souder Kathryn Colosimo

✓STATE OF Tennessee

✓COUNTY OF Williamson

Personally appeared before me, Nicholas Souder, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2023.

✓ Mallie
Notary Public

My Commission Expires:✓ 09/21/2024

MALLIK SAGARAD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Sep 21, 2024
COUNTY OF WILLIAMSON

✓STATE OF Tennessee

✓COUNTY OF Williamson

Personally appeared before me, Kathryn Colosimo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2023.

✓ Mallie
Notary Public

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MALLIK SAGARAD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Sep 21, 2024
COUNTY OF WILLIAMSON

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 375,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 17th day of March, 2023.

MADELINE HAWLEY
Notary Seal
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Signature of Notary Public

Madeline Hawley
Printed Name of Notary

12-28-26
Commission Expiration