Karen Johnson Davidson County
Batch# 984289 DEEDWARR
03/24/2023 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230324-0021331

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23 day of March, 2023.

(Affix Seal) Notary Public

My Commission Expires: [illegible]

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-16-2024

2023-02-697

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Douglas Werth and Sara Werth 309 Seven Springs Way #203 Brentwood, TN 37027	OWNER 6513 Radcliff Dr. Nashville, TN 37221	Map/Parcel 160-15-0D-024.00-CO

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, **Lauren Cummings Johnson, formerly known as Lauren Alyssa Cummings, a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas Werth and Sara Werth, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 203 a/k/a Unit 24 of St. Martin Square at Seven Springs Condominium, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing St. Martin Square at Seven Springs Condominiums, of record in Instrument Number 20060310-0028319, supplemented in Instrument Number 20061109-0139692, corrected in Instrument Number 20080730-0077840 and further amended in Instrument No. 20090624-0058791, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Lauren Alyssa Cummings, an unmarried woman by Warranty Deed from St. Martin Square, Inc., a Tennessee Corporation of record in Instrument No. 20200804-0086238 Register's Office for Davidson County, Tennessee, dated July 16, 2020 and recorded on August 04, 2020.

This conveyance is subject to the following: Metropolitan property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 309 Seven Springs Way, #203, Brentwood, TN 37027 .

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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her heirs and assigns, 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.

James Wilson Johnson, husband of Lauren Cummings Johnson, hereby joins in this conveyance for the purpose of conveying any and all right, title, and interest he may have in the subject property.

Effective the 23rd day of March, 2023:

Lauren Cummings Johnson

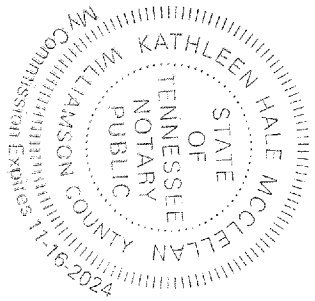
James Wilson Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of March, 2023, before me personally appeared Lauren Cummings Johnson and James Wilson Johnson, 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's (or persons') free act and deed.

Witness my hand, at office, this 23 day of March, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3/23/2023.

Date

Affiant Signature

3/23/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of March, 2023.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

