Karen Johnson Davidson County
Batch# 988993 DEEDWARR
04/05/2023 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20230405-0024931

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-852

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of April, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dylan Austin Hudson and Sharon Bowling Tansil 500 Paragon Mills Road #M7 Nashville, TN 37211	Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067	133-11-0A-070.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Lauren McLaughlin, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dylan Austin Hudson, a single man, and Sharon Bowling Tansil, a married woman, as joint tenants with right 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 No. M-7 of Canterbury Hall Condominiums, A Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Master Deed of record in Book 5440, Page 255, as amended in Book 5441, Page 819, and the Plat of record in Book 5200, Page 159 (previously referenced erroneously as Book 560, Page 159), Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said apartments appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Lauren McLaughlin, an unmarried woman by Warranty deed from Paula S. Anderson, an unmarried woman and Paul A. Anderson, an unmarried man of record in Instrument No. 20200602-0056523 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 02, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 500 Paragon Mills Road #M7, Nashville, TN 37211

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 so 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.

Dated this the 4th day of April, 2023.

Lauren McLaughlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2023, before me personally appeared Lauren McLaughlin, 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 4th day of April, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 4/4/2023.

Affiant Signature

4/5/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/5/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON