Karen Johnson Davidson County
Batch# 990882 DEEDWARR
04/12/2023 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20230412-0026826

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00.

Charlotte Beeches
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2023.

Robin Zaleski
Notary Public

MY COMMISSION EXPIRES:
04/21/2024
(AFFIX SEAL)

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH23-05665

Address of New Owner:	Send Tax Bills to:	Tax Information:
Julie Bane 2333 Fairchild Circle, Unit # 101 Nolensville, TN 37135	New Owner	188 09 0A 101.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michelle Fingerhut**, **a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Julie Bane**, **unmarried**, hereinafter called the Grantees, their successors 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. 101, together with the appurtenant interest in the common elements of Carothers Farms Stacked Flats, a condominium established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20180917-0092013; First Supplement to the Declaration of record in Instrument No. 20190430-0039885 and First Amendment record in Instrument No. 20190710-0066979, in the Register's Office of Davidson County, said unit being depicted on the Site Plan for Phase 2, Building I, attached as Exhibit "B" to the aforementioned to the to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michelle Fingerhut, a single woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200612-0060423, in the Register's Office of Davidson County, Tennessee, dated June 11, 2020 and recorded on June 12, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2333 Fairchild Circle, Unit # 101, Nolensville, TN 37135

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 6th day of April, 2023

Michelle Fingerhut

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michelle Fingerhut, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 6th day of April, 2023

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Chanetta Rache *(custodian's name)*, 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 April 6, 2023 *(date of document)*.

Chanetta Rache 4/12/2023

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 12th day of April, 2023.

Robin Zaleski

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY