Name and Address of New Owner:
Janet Lemnell
5510 Country Drive, #18
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 991004 DEEDWARR
04/12/2023 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20230412-0026984

Map & Parcel No: 162090A01800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wendi McConnell Leeman, and Lee Ann Crossman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Janet Lemnell, Unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Unit Number 18 Hickory Valley Condominiums, Phase 2, a horizontal property regime established by Master Deed of record in Book 4659,Page 32, clarification of Master Deed of record in Book 4937, Page 429, (previously being erroneously referred to Book 4837, Page 429) the Plat of which is of record in Plat Book 4460, Page 133, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lee Ann Crossman and Wendi McConnell Leeman by Quitclaim Deed from Lee Ann Crossman, dated September 16, 2014, of record in Instrument No. 20140930-0090268, Register's Office in Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 5510 Country Drive, #18, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of April, 2023.

(SEAL)
Wendi McConnell Leeman

(SEAL)
Lee Ann Crossman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2023, before me personally appeared **Wendi McConnell Leeman and Lee Ann Crossman**, 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 12th day of April, 2023.

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$220,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires:

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Certificate of Authenticity

I, Aimee Cain, 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 12, 2023.

Date

Aimee Cain

Affiant Signature

April 12, 2023

Date

State of Tennessee

County of Rutherford

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

Notary's Signature

My Commission Expires: **My Commission Expires: May 18, 2024**

Date

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Notary's Seal (if on paper)