Karen Johnson Davidson County
Batch# 1000566 DEEDWARR
05/08/2023 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20230508-0034155

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-911

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of May, 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
Matthew John Lang and Hilary Dorr Lang 2600 Hillsboro Pike #225 Nashville, TN 37212	2502 Westwood Avenue Nashville, TN 37212	117-03-0H-225.00-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,

David Adams and Karen Adams, husband and wife

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

Matthew John Lang and Hilary Dorr Lang, wife and husband

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 225 of The Enclave at Hillsboro Village, 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 The Enclave at Hillsboro Village of record in Instrument Number 20051005-0119789, as amended in Instrument No. 20060210-0016562, 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 David Adams and Karen Adams, husband and wife by Warranty deed from Pamela S. Bishop and Michael Wade Bishop, wife and husband of record in Instrument No. 20160617-0061765 Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 17, 2016. (Value of consideration shown in aforementioned deed $380,000.00.)

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: 2600 Hillsboro Pike #225, Nashville, TN 37212

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 2 day of May, 2023.

David Adams

Karen Adams

STATE OF Louisiana
~~COUNTY~~ OF CADDO
Parish Bar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Adams and Karen Adams** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Shreveport, Louisiana this 2nd day of May, 2023.

BELINDA C. SLOAN
NOTARY PUBLIC- LOUISIANA
CADDO PARISH
NOTARY ID # 5664
COMMISSION EXPIRES: AT DEATH

Belinda C Sloan

Notary Public
My Commission Expires: AT DEATH

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 5/2/2023.

Affiant Signature

5/8/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/8/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON