WARRANTY DEED

Karen Johnson Davidson County
Batch# 1021187 DEEDWARR
06/30/2023 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230630-0050015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Lampley	New Owner	
(NAME)	(NAME)	092 16 0D 623.00
1803 Broadway Apt. 623		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **SHANNON DANIELLE MOSLEY, MARRIED F/K/A SHANNON DANIELLE SENDERLING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER LAMPLEY, A SINGLE PERSON,** 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 623, The Bristol on Broadway, a Condominium Development, as established under Master Deed of record in Instrument 20050517-0055639, amended in Instrument 20460307-0026614 and Instrument 20070615-0071857 in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Together with Parking Stall #210 and Storage Space J.

Being the same property conveyed to Shannon Danielle Senderling, Unmarried, by Warranty Deed from Jonathan P. Boughtin, married and Adam Kugajevsky, Married, of record in Instrument No. 20210813-0109527, in the Register's Office of Davidson County, Tennessee, dated August 12, 2021 and recorded on August 13, 2021.

Being the same property conveyed to Jonathan P. Boughtin, Unmarried and Adam Kugajevsky, Unmarried, by Warranty Deed from Lance P. Ellis and Vivian D. Ellis, of record in Instrument No. 20070802-0091720, in the Register's Office of Davidson County, Tennessee, dated July 10, 2007 and recorded on August 02, 2007.

Grantor Shannon Danielle Mosley F/K/A Shannon Danielle Senderling has since married and property was never the marital residence for the Grantor.

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

unimproved _
This is improved x property, known as 1803 Broadway Apt. 623, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 16th day of June, 2023

SHANNON DANIELLE MOSLEY
F/K/A SHANNON DANIELLE SENDERLING

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shannon Danielle Mosley F/K/A Shannon Danielle Senderling, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2023.

Commission expires:

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Notary Public

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, DEBORAH DEVINE, 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 JUNE 16, 2023.

Date

Affiant Signature

6-29-23

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 29 day of JUNE, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)