This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-1592-MC

Karen Johnson Davidson County
Batch# 1025186 DEEDWARR
07/12/2023 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.13
20230712-0053184

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $344,900.00.

Affiant

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this the 5th day of July, 2023.

Notary Public
My Commission Expires: 7/15/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ian Paterson and Lauren Paterson 4487 Post Place #139 Nashville, TN 37205	New Owner	103 15 0B 139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mary H. Herbert, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ian Paterson and Lauren Paterson, husband and wife** hereinafter called the Grantee(s), his/her/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. 139 of Lion's Head Condominium, a Condominium or Horizontal Property regime established by Master Deed of record in Book 5340, Page 70 and Deed of Correction recorded in Book 5342, Page 683, Register's Office for Davidson County, Tennessee, and shown on a plan of record in Book 5200, Page 82, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Said Master Deed and By-Laws which are an exhibit thereto, interest in the land and common elements reflected in said Master Deed and plan. Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said plan, Master Deed, and By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to Mary H. Herbert, by Warranty Deed from Verna M. Brooks a/k/a Vann Brooks Akers, of record in Instrument No. 20020305-0027654, in the Register's Office of Davidson County, Tennessee, dated February 27, 2002 and recorded on March 05, 2002.

This is ☒ improved or ☐ unimproved property located at: **4487 Post Place, #139, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of July, 2023.

GRANTOR:

Mary H. Herbert

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mary H. Herbert,** the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of July, 2023.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: _____

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 7/5/2023.

Affiant Signature – Joshua A. Terry

7/11/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/11/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
September 28, 2026
COUNTY OF WILLIAMSON