Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1031343 DEEDWARR
07/27/2023 10 21 06 AM 2 pgs
Fees: $13 00 Taxes $740 00

20230727-0057933

File Number: 2023-06-552
Parcel ID: 051 10 0B 010.00

Address New Owner:	Send Tax Bills To.	Map-Parcel No :
Erin Truman 157 Ellington Place Madison, TN 37115	New Owner	Map/Parcel 051 10 0B 010.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christy Anna Lynch, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Erin Truman**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 157 Ellington Place, Madison, TN 37115 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 157 in a Horizontal Property Regime located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, as amended in Instrument No. 20090603-0051203; and said plan being of record in Book 6250, Page 829, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Christy Anna Lynch, a single woman, by Warranty Deed from Gigi E Lawrence n/k/a Gigi E. Clendenen, a married person, of record in Instrument No. 20160328-0028671, in the Register's Office of Davidson County, Tennessee, dated March 24, 2016 and recorded on March 28, 2016.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 20 day of July, 2023.

Christy Anna Lynch

STATE OF
COUNTY OF

On this 20 day of July, 2023, before me personally appeared Christy Anna Lynch, 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 20 day of July, 2023.

Notary Signature
My commission expires: 5/7/24

WINIFRED CARTER
Notary Public - State of Kansas
My Appointment Expires 5/7/24

AFFIDAVIT OF VALUE

STATE OF KANSAS)
COUNTY OF Douglas)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT

Sworn to and subscribed before me this 20 day of July, 2023

Notary Public
My commission expires. 5/7/24

WINIFRED CARTER
Notary Public - State of Kansas
My Appointment Expires 5/7/24