Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1039400 DEEDWARR
08/17/2023 10.37 48 AM 2 pgs
Fees $13 00 Taxes $1,036.00
20230817-0064186

Prepared by
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kelsey Anito, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Grace R. Renshaw and Wilson R. Horick, wife and husband and Allison L. Horick, unmarried, tenants in common with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 206, as shown on the plat of Lancaster Condominiums, of record in Plat Book 5200, Page 460, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Lancaster Homeowner's Association as described in Book 5963, Page 441, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelsey Anito, unmarried woman by Warranty deed from Benjamin F. Turnage, unmarried of record in Instrument No. 20170601-0054742 Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 01, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3909 Whitland Avenue #206, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Grace Renshaw **3909 Whitland Avenue #206** **Nashville, TN 37205**	NEW OWNER 220 Mockingbird Rd Nashville, TN 37205	**103-16-0D-206.00**

WITNESS THE EXECUTION HEREOF this 15th day of August, 2023

Kelsey Anito

State of Tennessee)
County of Davidson)

On this 15th day of August, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kelsey Anito, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA V. POSTON WILLIAMSON COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 280,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of August, 2023.

Notary Public

My Commission Expires: _____

KATIE SHEFFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Oct. 27, 2025