NATALIE KATHERINE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF SUMNER The actual consideration or value, whichever is greater, for this transfer is $442,500.00 Affiant Subscribed and sworn to before me this 24th day of August 2023. Notary Public My commission expires: 11/19/2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
April C. Oatts	FIRSTS MORTGAGE CORP d/b/a PROSPERITY MTG ADVISORS ~~New owner~~	160-15-0D-070.00-CO
307 SEVEN SPRINGS WAY #403	149 BONITA PKWY	
BRENTWOOD, TN 37027	HENDERSONVILLE, TN 37075	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

All Pro Property Management LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

April C. Oatts, UNMARRIED woman

(hereinafter called the "Grantee"), her 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 70, Phase 2, St. Martin Square at Seven Springs Condominiums, as established under Master Deed of record in Instrument No. 20060310-0028319, supplemented at Instrument No. 20061109-0139692, corrected in Instrument No 20080730-0077840 and further amended in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to All Pro Property Management LLC, a Tennessee Limited Liability Company by Warranty deed from Sharon L Linne and Scott L. Linne, Trustees of the Sharon L. Linne Revocable Living Trust dated September 8, 2009 of record in Instrument No 20230424-0030019 Register's Office for Davidson County, Tennessee, dated April 21, 2023 and recorded on April 24, 2023.

Karen Johnson Davidson County
Batch# 1042756 **DEEDWARR**
08/25/2023 10 15 47 AM 2 pgs
Fees. $13 00 Taxes $1,637 25

20230825-0066505

SP 11/2015

This is **improved** property known as **307 Seven Springs Way #403, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of August 2023.

All Pro Property Management LLC, a Tennessee limited liability company

Allen Childs, sole member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Allen Childs, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of All Pro Property Management, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this 24th day of August 2023

Notary Public
My Commission Expires. May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 23-001595-525