Karen Johnson Davidson County
Batch# 1044344 DEEDWARR
08/30/2023 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230830-0068099

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00. Affiant Subscribed and sworn to before me on AUGUST 29, 2023. NOTARY PUBLIC MY COMMISSION EXPIRES:
File No.: 2023-0303	

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Megan Ware 3000 Hillsboro Pike, Unit 115 Nashville, TN 37215	Legacy Home Loans LLC dba Steadfast Mortgage 1036 Stearman Drive, Suite 6 White House, TN 37188	117 03 0A 115.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARY KATHERINE ATKINS, A MARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MEGAN WARE, AN UNMARRIED WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 115, on the Plan of Versailles Apartments, Condominium Apartments as shown on plat of record in Plat Book 5050, Page 80, as amended in Book 5171, Page 153, and as established by Master Deed recorded in Book 5168, Page 944, as amended in Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to MARY KATHERINE ATKINS, UNMARRIED, by deed from ALLISON K. MOORE, AS TO A 10% INTEREST AND SCOTT R. MOORE, MARRIED, AS TO A 90% INTEREST, AS TENANTS IN COMMON, of record in Instrument No. 20110729-0058390, dated July 29, 2011, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 3000 Hillsboro Pike, Unit 115, Nashville, TN 37215.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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.

Grantor warrants that the subject property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by Tennessee Code Annotated §26-2-307, or any other similar statute.

WITNESS my hand on this 29th day of August, 2023.

Grantor:

Mary Katherine Atkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Mary Katherine Atkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2023.

Notary Public

My Commission expires: My Commission Expires January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 29 day of August, 2023.

Affiant Signature
Date 8-29-23

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES:

