This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1908-TC

Karen Johnson Davidson County
Batch# 1048481 DEEDWARR
09/11/2023 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20230911-0071073

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $308,000.00.

Diana Carpenter
Affiant

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

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/15/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bette Allen 801 Laurel Hill Drive Old Hickory, TN 37138	New Owner	064 13 0B 066.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Tia Redmond, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Bette Allen, a single woman**, hereinafter called the Grantee, her 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. 801 on the plan of Laurel Hill Courtyard Homes, formerly The Villages at Southfork Phase I, of record in Plat Book 6900, Page 573, Registers Office for Davidson County, Tennessee, and further being established by the Master Deed of record in Book 7466, Page 438, as amended by instrument(s) of record in Book 7717, Page 82 and Restated Master Deed of record in Book 8199, Page 779, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Tia Redmond, an unmarried woman, by Warranty Deed from Patricia Campbell, an unmarried woman, of record in Instrument No. 20201118-0135881, in the Register's Office of Davidson County, Tennessee, dated November 16, 2020 and recorded on November 18, 2020.

This is improved property located at: **801 Laurel Hill Drive, Old Hickory, TN 37138**

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 September, 2023.

GRANTOR:

Tia Redmond

STATE OF MICHIGAN
COUNTY OF SAINT CLAIR

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tia Redmond, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

KATHERINE SOVA-FASBENDER
Notary Public - State of Michigan
County of St Clair
My Commission Expires May 24, 2025
Acting in the County of

Notary Public
My Commission expires: May 24, 2025
Katherine Sova-Fasbender, Notary Public
Notary Public State of Michigan, County of St. Clair
Acting in the County of St. Clair County, Michigan

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept. 5, 2023.

Affiant
Date: September 11, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11th day of September 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY