Karen Johnson Davidson County
Batch# 1091342 DEEDWARR
01/12/2024 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20240112-0002914

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

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Leslie G. Karl 666 Timber Lane Nashville, TN 37215	Leslie G. Karl 666 Timber Lane Nashville, TN 37215	117 02 0C 034.00

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, **Nancy M. Godleski, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Leslie G. Karl, a single woman**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 666 Timber Lane, Nashville, TN 37215 . together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 34 together with the carport designated 34A of Regency Park, a Condominium (Formerly Woodlawn Manor, Inc), a Horizontal Property Regime, located in Nashville, Tennessee, as shown on the Plan of Regency Park, Condominium apartments, recorded in Book 3700, Pages 111 and 112, said Register's Office, and described in a Master Deed recorded in Book 3815, Page 778, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Regency Park, a Condominium (Formerly Woodlawn Manor, Inc), Apartments contained in the Master Deed recorded in Book 3815, Page 778, and By-Laws appended to the Declaration of Covenants, Conditions and Restrictions in Book 3815, at Page 788 as amended in Book 4364, Page 381; Book 4767, Page 461; Book 5673, Page 429; Book 6047, Page 201; Book 7662, Page 942; Book 7728, Page 343; Book 9746, Page 83; Book 11288, Page 513; Instrument No. 20031029-0159210; Instrument No. 20050231-0060994 and Instrument No. 20221110-0120652; Rules and Regulations recorded in Instrument No. 20110525-0040197 and amendment recorded in Instrument No. 20171030-0110958, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nancy M. Godleski, by Warranty Deed from Shirley S. Trinkler, unmarried, of record in Instrument No. 20120308-0020230, in the Register's Office of Davidson County, Tennessee, dated March 05, 2012 and recorded on March 08, 2012.

This conveyance is subject to all restrictions, easements and planning documents of 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 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 10th day of January, 2024.

Nancy M. Godleski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 2024, before me personally appeared Nancy M. Godleski, 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 5th day of January, 2024.

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Signature
My commission expires: My Commission Expires January 22, 2025

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

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 $625,000.00, 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 10 day of January, 2024

Notary Public
My commission expires: 11.02.2028

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 1/12/2023 .

Affiant Signature

1/12/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of January, 2024 .

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

