WARRANTY DEED

Karen Johnson Davidson County
Batch# 1101413 DEEDWARR
02/15/2024 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $601.25
20240215-0010551

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Rose Marie Schmillen and Kevan N. Lee Lum	New Owner	119140A10500CO
(NAME)	(NAME)	
8056 Warbler Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Marilyn L. Price**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Rose Marie Schmillen and Kevan N. Lee Lum, wife and husband**, hereinafter called the GRANTEE(S), their 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. 105 on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to Boyd Fulton, and his wife, Marilyn L. Price, as tenants by the entireties, by Deed Creating Tenancy by the Entireties from Boyd Fulton, of record in Instrument No. 20230109-0001510, in the Register's Office of Davidson County, Tennessee, dated December 7, 2022 and recorded on January 9, 2023. Boyd Fulton died on March 3, 2023, thereby leaving Marilyn L. Price as surviving tenant by the entirety.

Being the same property conveyed to Boyd Fulton and wife, Joyce C. Fulton, by Warranty Deed from State Street Bank and Trust Company as Trustee, of record in Book 9108, Page 549, in the Register's Office of Davidson County, Tennessee, dated September 28, 1993 and recorded on October 7, 1993. The said Joyce C. Fulton died on May 13, 2015, leaving Boyd Fulton as surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2929 Selena Drive, G-105, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

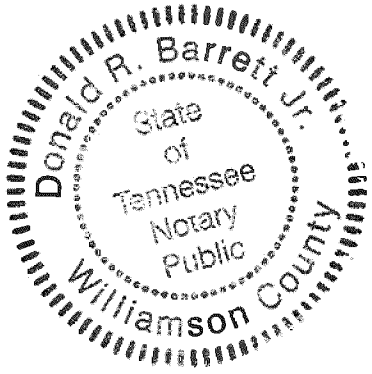
Effective the 12th day of February, 2024.

Marilyn L. Price
Marilyn L. Price

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of February, 2024, before me personally appeared Marilyn L. Price, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 8/10/25



RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2024-0055
Warranty Deed TN

Certificate of Authenticity

I, Joshua A. Terry, 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 2/12/2024.

Affiant Signature – Joshua A. Terry

2/15/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/15/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON