THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38017	The actual consideration or value, whichever is greater, for this transfer is: $969,900.00. Sara Lankford Affiant Subscribed and sworn to before me this 19 day of March, 2024. Notary Public My Commission Expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sara Lankford 2411 Crestmoor Rd #101 Nashville, TN 37215	United Wholesale Mortgage 585 South Blvd E Pontiac MI 48341	Map and Parcel No.: 117100B00400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Karen D. McKean, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Sara Lankford, an unmarried woman ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2411 Crestmoor Rd #101, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1113046 DEEDWARR
03/20/2024 12:03:30 PM 4 pgs
Fees: $23.00 Taxes: $3,588.63
20240320-0019278

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18 day of March, 2024.

Karen D. McKean

STATE OF FLORIDA

COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen D. McKean, 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 18 day of March, 2024.

Notary Public Nancy L. Mazza

My Commission Expires: 11.12.2026

NANCY L MAZZA
Notary Public - State of Florida
Commission # HH 301838
My Comm. Expires Nov 12, 2026
Bonded through National Notary Assn.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 101 together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed, of record in Instrument No, 20060921-0117371, amended in Instrument No. 20061009-0125107, Instrument No. 200706010065028, Instrument No. 20120702-0058112, and Instrument No. 20180828-0085147, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Amendment to Master Deed in Instrument No. 20070601-0065028, and being located upon Lot No. 1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument No. 20061212-0153243, Register's Office for Davidson County, Tennessee.

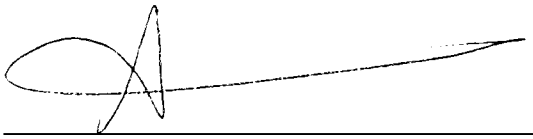
Being the same property conveyed to Karen D. McKean, an unmarried woman, by deed dated April 4, 2019 from Paula Lovell, an unmarried woman, of record in Instrument No. 20190404-0030858, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Whitney, of record in Instrument No. 20060921-0117371, amended in Instrument No. 20061009-0125107, Instrument No. 20070601-0065028, Instrument No. 20120702-0058112 and Instrument No. 20180828-0085147, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20061212-0153243, Register's Office for Davidson County, Tennessee.
5. Storm water quality agreement of record in Instrument No. 20061115-0141827, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 3-20-2024.



Affiant Signature

3-20-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3-20-2024.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal