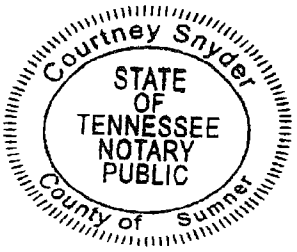
Karen Johnson Davidson County
Batch# 1130742 DEEDWARR
05/03/2024 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20240503-0032735

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 23rd DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-16-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: Jaylene Hall	SEND TAX BILLS TO: New Owner Jaylene Hall	MAP/PARCEL NO.(S) 102-04-0C-008.00-CO
(NAME) 6411 Charlotte Road Circle, 108	(NAME) 6411 Charlotte Road Circle, 108	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Tamara Bryant, a single woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Jaylene Hall, an unmarried woman, "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 108 as specified on the Plat shown in the Declaration of Covenants, conditions and Restrictions, on the Plan of Flats at West Meade, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101 et.seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, conditions and Restrictions for Flats at West Meade, a Condominium Development, of record in Instrument No. 20191029-0111038 and amended in Instrument No. 20201008-0117351, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Flats at West Meade, a Condominium Development, for Placement of Units, as shown on Exhibits "C-1" and "C-2" to the Declaration of record in Instrument No. 20191029-0111038, amended in Instrument No. 20201008-0117351, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Tamara Bryant, an unmarried woman by Special Warranty Deed from Craighead Partners LLC, a Tennessee limited liability company of record in Instrument No. 20210315-0033721 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 15, 2021.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 6411 Charlotte Road Circle, 108, Nashville, TN 37209

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23 day of April, 2024

Tamara Bryant

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23 day of April, 2024, before me personally appeared Tamara Bryant, 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 23 day of April, 2024

Notary Signature
My commission expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Hailey Hodges, 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 04/23/2024 (date of document).

Affiant Signature

04/23/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6-16-26

NOTARY'S SEAL

Courtney Snyder
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner