Karen Johnson Davidson County
Batch# 1141156 DEEDWARR
05/31/2024 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,748.25
20240531-0040431

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $472,501.00 Michelle W Kendig AFFIANT SUBSCRIBED AND SWORN TO ME ON 05/30/2024. Patricia L Hurtt NOTARY PUBLIC MY COMMISSION EXPIRES 3/15/25

PATRICIA L. HURTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 03-15-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-10604-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Terry Lancaster, Mary Lancaster, Jordan Michelle Lancaster, Mary Margaret Lancaster, and Callie Grace Lancaster	New Owner	128-12-0A-089.00-CO
320 Old Hickory Boulevard #1610		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Monica Hopkins, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terry Lancaster and Mary Lancaster, husband and wife, and Jordan M ichelle Lancaster, unmarried, Mary Margaret Lancaster, unmarried and Callie Grace Lancaster, unmarried as joint tenants with rights of survivorship

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 89, Building 16 of Eagle Ridge at the Reserve, Section 1, Phase 1B, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Eagle Ridge at the Reserve of record in Instrument Number 20011011-0110875 and amended in Instrument No. 20030108-0003688 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Monica Hopkins, an unmarried woman by Warranty Deed from Gina Davis Bush (formerly known as Gina L. Davis), a married woman of record in Instrument No. 20181018-0103400 Register's Office for Davidson County, Tennessee, dated October 15, 2018 and recorded on October 18, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 320 Old Hickory Boulevard #1610 Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on May 30, 2024.

Monica Hopkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Monica Hopkins, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 30, 2024.

Notary Public

My Commission Expires: 1/23/28



File #: 2024-10604-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Michelle W Kendig, 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 5/30/24 (date of document).

Michelle W Kendig
Affiant Signature

5/31/24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 31st day of May, 2024.

Rebecca A. Dorroh
Notary's Signature

MY COMMISSION EXPIRES: 6/15/24

NOTARY'S SEAL

