THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7301-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2024. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1143999 DEEDWARR
06/06/2024 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20240606-0042482

GREGG W. STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Lashua	CMG MORTGAGE, INC, dba Team Steelman Mortgage	
428 Stewarts Ferry Pike	3160 Crow Canyon Road; Suite 400	096-11-0A-011.00-CO
Nashville, TN 37214	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **428 Stewarts Ferry Pike, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole Lashua, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER 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. B-3, together with the appurtenant interest in the common elements of Hickory Place Condominiums, a horizontal property regime established by Master Deed of record in Book 3472, page 435, as re-recorded in Book 6476, page 663, amended in Book 6654, page 910, corrected in Book 6759, page 533, and further amended in Book 7015, page 182, Book 7015, page 187, and in Book 7015, page 192, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Hickory Place Condominiums attached as Exhibit "A" to the aforementioned Master Deed. (Prior deeds erroneously make reference to Exhibit "A" in Book 6472, page 454.)

Being the same property conveyed to 428 Stewarts Ferry Pike, LLC. by Quitclaim Deed from Barry A. Peterson of record in Instrument No. 20101228-0102342 Register's Office for Davidson County, Tennessee, dated December 22, 2010 and recorded on December 28, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **428 Stewarts Ferry Pike, Nashville, TN 37214**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this the 4th day of June, 2024.

428 Stewarts Ferry Pike, LLC

BY: _____ authorized agent
James Waechter, authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **James Waechter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of **428 Stewarts Ferry Pike, LLC,** the within named bargainor, a limited liability company, and that he has executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as its Authorized Agent.

Witness my hand and official seal this the 4th day of June., 2024.

_____
Notary Public

my commission expires: 10/4/27

JODI JACKSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Celia Stewart Rouse, 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 6-4-2024.

Date

Celia Stewart Rouse

Affiant Signature

6-4-2024

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 4 day of June, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY