WARRANTY DEED

Karen Johnson Davidson County
Batch# 1146531 DEEDWARR
06/12/2024 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20240612-0044041

File No. BC-24-342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paige Seals	New Owner	
(NAME)	(NAME)	103-15-0B-101.00-CO
4487 Post Place, Unit 101		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, I/WE, **MARGARET VANN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAIGE SEALS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, 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. 101 on the Plan of Lion's Head Condominium Apartments, a Condominium or horizontal property regime established by Master Deed of record in Book 5340, page 70, as corrected in Book 5342, page 683, in the Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret Vann, a single woman by Warranty Deed from Tim Stefan Rabel Boyd of record in Instrument No. 20150610-0054534 Register's Office for Davidson County, Tennessee, dated June 05, 2015 and recorded on June 10, 2015.

This is property more commonly known as 4487 Post Place, Unit 101, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 12th day of June, 2024.

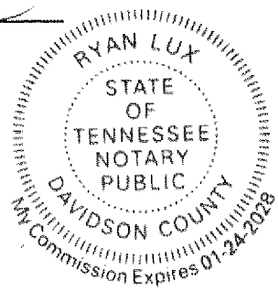
Margaret Vann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2024, before me personally appeared Margaret Vann, 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 12th day of June, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, 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 **June 12, 2024**.

Date

Affiant Signature

June 12, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2005

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY