WARRANTY DEED

Karen Johnson
Batch # 1146593
06/12/2024 02:53:51 PM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARR
2 pgs

20240612-0044115

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

File No. BC-24-344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 03/16/26

(AFFIX SEAL)

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
Sharlyn Harper	Same as New Owner	
(NAME)	(NAME)	
2521 Pennington Bend Road, Apt 214		052-14-0A-031.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **LANA R. GAFFORD, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHARLYN HARPER, UNMARRIED 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. 31 of Pennington Villas Townhomes, a horizontal property regime established by Master deed of record in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, and Plat of record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee together with common elements.

Being the same property conveyed to Lana R. Gafford, a single person by Warranty Deed from Greg Saunders. a single man of record in Instrument No. 20200707-0073181 Register's Office for Davidson County, Tennessee, dated July 02, 2020 and recorded on July 07, 2020.

This is property more commonly known as 2521 Pennington Bend Road, Apt 214, Nashville, TN 37214.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-AR-24-2521-214

Witness my/our hand this 7th day of June, 2024.

Lana R. Gafford by Ryan Lux attorney in fact

Lana R. Gafford by Ryan Lux, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Ryan Lux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Lana R. Gafford,** and that this instrument was executed on behalf of the said **Lana R. Gafford** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 20240612-0094114, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 7th day of June, 2024.

Notary Signature
My commission expires: 4/26/25

