Karen Johnson Davidson County
Batch# 1148475 DEEDWARR
06/18/2024 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20240618-0045852

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is $320,000.00. **Affiant** Subscribed and sworn to before me, this ~~14th~~ 18th day of June, 2024. Notary Public My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner As Follows:
Susan K. Hill
106 Laurel Hill Drive
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

Map-Parcel Number:
064-13-0B-043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENISE I. JOSCELYN, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SUSAN K.**

HILL, single woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 106, on the Plan of Laurel Hill Courtyard Homes, of record in Plat Book 6900, page 573, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Laurel Hill Courtyard Homes, A Condominium Project, a horizontal property regime established by Master Deed of record in Book 8199, page 779, Register's Office.
>
> Being the same property conveyed to DENISE I. JOSCELYN, UNMARRIED, by deed from DAVID J. DUDZINSKI AND WIFE, JULIET W. DUDZINSKI, of record in Instrument No. 20021209-0151726, dated December 6, 2002, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2024 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.
2. Matters shown on the Plan of record in Plat Book 6900, page 57, said Register's Office.
3. Master Deed of record in Book 8199, page 779, said Register's Office.
4. Storm Water Detention Agreement of record in Book 6566, page 208, said Register's Office.
5. Rules and Regulations of record in Book 10468, page 96, said Register's Office.

This is improved property known as 106 Laurel Hill Drive, Nashville, TN 37138.

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 Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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.

WITNESS my hand this 14th day of June, 2024.

Denise I. Joscelyn

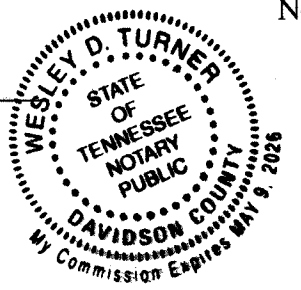
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Denise I. Joscelyn**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 2024.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/14/24 (date of document).

Jennifer Russell
Affiant Signature

6/18/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

