RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBL-22263-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1152278 DEEDWARR
06/28/2024 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $3,311.50
20240628-0048551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $895,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THIRD day of June 2024

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne R. Perkins 7051 Highway 70 S, Unit 336 Nashville, TN, 37221	Same address as new owner	117-13-0A-138-00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($895,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LESLIE ANNE DARLING, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANNE R. PERKINS, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5-B, Pointset Condominiums, a Horizontal Property Regime, as shown on Exhibit "B" to Master Deed of Pointset, Lots 5 and 6 Condominium, of record in Book 5158, page 261, Registers Office for said County, and being located on Lot No. 5 on the Plan of PointSet as of record in Book 5050, page 65, said Registers Office, to which reference is here made, together with appurtenant interest belonging thereto as set out in Master Deed of Record in Book 5158, page 244, said Register's Office.

Being the same property conveyed to Leslie Anne Darling, unmarried, from Michael Alan Cummings, Successor Trustee of the Mary Elizabeth O'Brien Trust UAD March 21, 2013, by Warranty Deed dated August 21, 2020 and recorded August 24, 2020 in Instrument #20200824-0095213, said Register's Office.

This conveyance is made subject to (1) Current year property taxes which are being prorated between the parties; (2) Matters shown on the Plan of record in Book 5050, page 65, Register's Office for Davidson County, Tennessee; (3) Master Deed of record in Book 5158, page 244, Register's Office for Davidson County, Tennessee; (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5143, page 132, Register's Office for Davidson County, Tennessee; (5) Conveyance of Sewer Lines of record in Book 5202, page 231, Register's Office for Davidson County, Tennessee; (6) Rights of others in and to party walls; and (7) Rights of others in and to the use of the common areas/elements.

This is ___unimproved _X__ improved property, known as: 2707 Abbott Martin Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered unless otherwise herein set out.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 27th day of June, 2024

GRANTOR(S)

Leslie Anne Darling

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Leslie Anne Darling, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27 day of June, 2024.

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/21/2025
MAURY COUNTY

Notary Public

Whitney DuBois
Printed Notary Name

My commission expires: 05·21·2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 27, 24 (date of document).

Jennifer L. Pennell

June 27, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

