Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-2589

Karen Johnson Davidson County
Batch # 1156332 DEEDWARR
07/10/2024 10:44:23 AM 2 pgs
Fees: $13.00 Taxes: $1,694.23

20240710-0051677

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2024

Notary Public

Commission Expires: 10/20/2026

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Irving Thomas Ronk 213 Fairmont Court Nashville, TN 37203	Legacy Home Loans 2036 Stearman Dr #6 White House, TN 37188	104-06-0M-013.00-CO

WARRANTY DEED

FOR AND IN 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,

Jeremy J. Landa, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Irving Thomas Ronk, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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 Apartment Unit No. B-13 of Fairmont Court Condominiums, a plan of which is of record in Book 6250, Page 825, said Register's Office, Created under Title 66, Sec. 27-101 et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6686, Page 708, as amended, said Register's Office, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the Plat of Fairmont Court Condominiums, and as set forth in said Master Deed of record in Book 6686, Page 708, amended in Book 6712, Page 125 and Book 6774, Page 221, as revised in Book 6823, Page 962, and as modified in Book 6893, Page 62, said Register's Office, reference which is hereby given for a more complete identification and description of such Unit.

Being the same property conveyed to Jeremy J. Landa, unmarried by Warranty Deed from Donald Keith Davis, married, of record in Book 11184, page 870, Register's Office for Davidson County, Tennessee, dated October 30, 1998 and recorded on November 03, 1998.

The undersigned, Diann M. Landa, spouse of Jeremy J. Landa, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 213 Fairmont Court, Nashville, TN 37203

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 so 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.

Dated this the 8th day of July, 2024.

Jeremy J. Landa

Diann M. Landa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of July, 2024, before me personally appeared Jeremy J. Landa, 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 8th day of July, 2024.

Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of July, 2024, before me personally appeared Diana M. Landa, 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 3rd day of July, 2024.

Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY