Karen Johnson Davidson County
Batch# 1158941 DEEDWARR
07/16/2024 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20240716-0053599

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38272	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 16th day of July, 2024. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Houston Hartle 3909 Whitland Avenue, Unit 201 Nashville, TN 37205	New Owner	Map and Parcel No.: 102160D20100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Lady A. Bird, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Joseph Houston Hartle, unmarried ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3909 Whitland Avenue, Unit 201, Nashville, TN 37205.

This is not the principal residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of July, 2024.

Lady A. Bird

Lady A. Bird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lady A. Bird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 201 on the Plan of The Lancaster Condominiums of record in Plat Book 5200, page 460, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Lancaster Condominiums, a horizontal property regime established by Master Deed of record in Book 5963, page 441, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lady A. Bird, married, by deed dated March 9, 2020 from Louise Green Patikas and spouse, Panagiotis Takis Patikas, of record in Instrument No. 20200311-0027359, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Lancaster Homeowners' Association, of record in Book 5963, page 441, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 5200, page 460, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/16/24 (date of document).

Affiant Signature

7/16/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2027