Karen Johnson Davidson County
Batch# 1168507 DEEDWARR
08/13/2024 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20240813-0061189

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240748261**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $392,000.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2024. Notary Public My Commission Expires: 4-19-25

KAYLA DODD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Tessa Loftis and Kira Scheid 7277 Charlotte Pike 208 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114-08-0C-038.00-CO

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, **Lori Lynn Sage, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tessa Loftis, a single woman, and Kira Scheid, a single woman, as joint tenants with right of survivorship,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 35 on the Plan of West Park Phase 2 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541 and amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and by-laws for West Park Homeowners Association, Inc., of record in Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee, and as further set out on a plan of West Park Phase 2 of record in Instrument No. 20041112-0136248, to which plan reference is made for a more complete description.

Being the same property conveyed to Lori L. Sage, a married woman as her sole and separate property by Warranty Deed from Nancy H. Watkins, unmarried of record in Instrument No. 20150114-0004064 Register's Office for Davidson County, Tennessee, dated January 05, 2015 and recorded on January 14, 2015.

Being the same property conveyed to Lori Lynn Sage by Quitclaim Deed from Joe Anson Sage of record in Instrument No. 20210322-0037082 Register's Office for Davidson County, Tennessee, dated February 22, 2021 and recorded on March 22, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument No. 20041112-0136248, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of West Park, Phase One, of record in Instrument No. 20040624-0075135, Register's Office of Davidson County, Tennessee.

.Subject to all matters shown on the Plan of Boundary Plan of West Park of record in Instrument No. 20040624-0075136, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040304-0024541, as amended and supplemented in Instrument No. 20041221-0151636, as further amended in Instrument No. 20050222-0018812, and as further supplemented in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Conveyance of common area of record in Instrument No. 20120731-0067330, Register's Office for Davidson County, Tennessee.

An Overhand Easement for electric power lines and incidental use over a portion of the property granted the Metropolitan Government by The Eldorado Company of record in Book 6301, Page 684, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20030530-0073233, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7277 Charlotte Pike 208 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 8th day of August, 2024.

Lori L. Sage _____ _____

Lori Lynn Sage

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lori Lynn Sage, 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, at office, this 8th day of August, 2024.

_____
Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 8-8-24 (date of document).

Affiant Signature

8-9-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 9 day of August, 2024.

Notary's Signature

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: 12-19-26