Karen Johnson Davidson County
Batch# 1172566 DEEDWARR
08/21/2024 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20240821-0064266

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P24-16546-BW

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sydney Slosar	NEW OWNER	
118 W. Mill Drive		091-06-0M-089.00-CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Lauren Caire, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sydney Slosar, a single woman**

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 Unit No. 89 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 as supplemented in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193 and Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 as supplemented in Instrument No. 20150424-0036748, and Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Lauren Caire, unmarried by Warranty Deed from Ryan Maguire, married of record in Instrument No. 20181001-0096725 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 01, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **118 W. Mill Drive, Nashville, TN 37209**

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 do 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.

Witness our hands this the ____ day of _____, _____.

Lauren Caire

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lauren Caire,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20 day of August, 2024.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 August 20th, 2024.

Affiant Signature

08/20/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 20th day of August, 2024.

Notary Public

Notary's Seal:

