Karen Johnson Davidson County
Batch# 1198595 DEEDWARR
10/30/2024 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20241030-0083415

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $365,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of October, 2024. Notary Public My commission expires: 9/7/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Leron G. Richards	Guaranteed Rate, Inc.	105-14-0D-204.00-CO
2201 8th Avenue South, 204	3940 N. Ravenwood Ave., Ste 2W	
Nashville, TN 37204	Chicago, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SARA HUMPHREY, SINGLE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LERON G. RICHARDS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 204 as set forth in the Master Deed Establishing The Lofts on Eighty, a condominium form of ownership and use in the manor provided unto the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061116-0142670 as amended in Instrument Number 20071227-0148044 in the Register's Office for Davidson County, Tennesse; said Unit also being shown as part of Exhibit "E" of said Master Deed; and together with an undivided percentage ownership interest in the Common Elements of the Condominum as set forth on Exhibit "E-6" of said Master Deed

Being the same property conveyed to Sara Humphrey, single by Warranty Deed from Joe K Kilgore II and Carroll W Kilgore, husband and wife of record in Instrument No. 20210624-0085258 Register's Office for Davidson County, Tennessee, dated June 22, 2021 and recorded on June 24, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2201 8th Avenue South, Unit 204, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of October, 2024.

Sara Humphrey

STATE OF Kentucky
COUNTY OF Oldham

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sara Humphrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23 day of October, 2024.

Lisa R Dunham
Notary Public

My Commission Expires: 11/02/2024

LISA R DUNHAM
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP17894
My Commission Expires Nov. 2, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 23. 2024.

Affiant Signature

28th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

