THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049071** Karen Johnson Davidson County Batch# 1202929 DEEDWARR 11/08/2024 09:50:30 AM 3 pgs Fees: $18.00 Taxes: $2,109.00 20241108-0087207	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $570,000.00. Tracey E. Lewis Affiant Subscribed and sworn to before me, this 7th day of November, 2024. Notary Public My Commission Expires:

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Martha Carrie Brake 2844 Woodlawn Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 14 0F 002.00

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, **Tracey E. Lewis, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martha Carrie Brake,** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plat of WOODLAWN COURT CONDOMINIUMS of record in Plat Book 6900, Pages 862 and 863, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description together with the appurtenant interest in the common elements of WOODLAWN COURT CONDOMINIUMS, a horizontal property regime established by Master Deed of record in Book 7792, Page 360, and amendment recorded in Instrument No. 20020911-0110792 said Register's Office.

Being the same property conveyed to Tracey E. Lewis, by Warranty Deed from John G. Ridenour and wife, Kimberly R. Ridenour, of record in Instrument No. 20020814-0098286, in the Register's Office of Davidson County, Tennessee, dated August 01, 2002, and recorded on August 14, 2002.

Said property has never been the marital residence of Grantor and is not subject to any marital rights therein.

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 for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODLAWN COURT CONDOMINIUMS, as recorded in Plat Book 6900, Page(s) 862 & 863.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WOODLAWN COURT CONDOMINIUMS Condominium of record in Book 7792, Page 360, and amendment recorded in Instrument No. 20020911-0110792; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7264, Page 166. Charter for Woodlawn Court Condominium Association recorded in Book 7794, Page 952 and Amendment recorded in Book 8237, Page 335.

This is improved property located at 2844 Woodlawn Drive Nashville TN 37215

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 7th day of November, 2024.

Tracey E. Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracey E. Lewis, 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 7th day of November, 2024.

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/7/24 (date of document)

Regina Sullo

Affiant Signature

November 7, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 7 day of November, 20 24

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

