Karen Johnson Davidson County
Batch# 1220819 DEEDWARR
12/27/2024 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $810.30
20241227-0100386

WARRANTY DEED

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: _____

File #24-PA-3901-1

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gloria J. Lewis and Princine L. Lewis	**CMG Mortgage, Inc. dba CMG Home Loans**	
(NAME)	(NAME)	
3901 Whitland Avenue Apt 2, Unit 1	**3160 Crow Canyon Road, Ste 400**	**103 16 0E 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LYNN V. HALL AND GREGORY HALL, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GLORIA J. LEWIS, AN UNMARRIED PERSON, AND PRINCINE L. LEWIS, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of WHITLAND PLACE CONDOMINIUM of record in Plat Book 5200, Page 597, in the 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 Whitland Place Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 6131, Page 722, said Register's Office.

Being the same property conveyed to Lynn V. Hall and husband, Gregory Hall, by Warranty Deed from John E. Rodgers, Jr., married, of record in Instrument No. 20100816-0064552, in the Register's Office of Davidson County, Tennessee, dated August 10, 2010 and recorded on August 16, 2010.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Whitland Place Condominium, as recorded in Plat Book 5200, Page(s) 597.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Whitland Place Condominium Condominium of record in Book 6131, Page 722, Appointment of Substitute Trustee recorded in Book 9651, Page 322 and Amendment to the By-Laws of Whitland Place recorded in Instrument No. 20170626-0064038; 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.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6350, Page 824.

*Easement for Sewer, recorded in Book 3464, Page 278.

*Lease Agreement as set forth in instrument recorded in Book 6051, Page 518.

*Charter for The Whitland Place Homeowners' Association recorded as Book 6109, Page 993.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **3901 Whitland Avenue, Unit 2, Nashville, TN 37205**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 20th day of December, 2024.

Lynn V Hall
Lynn V. Hall

Gregory Hall
Gregory Hall

STATE OF SC
COUNTY OF AIKEN

On this 20th day of December, 2024, before me personally appeared Lynn V. Hall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2024.

Linda B. Smith
Notary Signature LINDA B. SMITH
My commission expires:

LINDA B. SMITH
Notary Public
State of South Carolina
My Commission Expires Jan 19, 2033

STATE OF SC
COUNTY OF AIKEN

On this 20th day of December, 2024, before me personally appeared Gregory Hall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2024.

Linda B. Smith
Notary Signature LINDA B. SMITH
My commission expires: 01/19/2033

LINDA B. SMITH
Notary Public
State of South Carolina
My Commission Expires Jan 19, 2033

True Copy Certification

I, **Pam Autry,** 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 this the 20 day of December, 2024.

Affiant Signature

Date 12/20/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027