Karen Johnson Davidson County
Batch# 1222861 DEEDWARR
01/02/2025 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20250102-0000348

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater for this transfer is: $270,000.00

Affiant Signature
Subscribed and sworn to before me on this the 27th Day of Dec, 2024.
Marcia Escobar
Notary Public
My Commission expires 10 / 25 / 2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Kirsten Dernbach and John Dernbach
1608 Marshall Hollow Dr, Apt 104
Nashville, TN 37203

SEND TAX BILLS TO:
Kirsten Dernbach and John Dernbach
1608 Marshall Hollow Dr, Apt 104
Nashville, TN 37203

MAP AND PARCEL NUMBER: Tax ID #: 105112D03400CO

# WARRANTY DEED

24NT01382

Effective the 27th Day of Dec, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Jennifer Katie Lemoine, a single woman**

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

**Kirsten Dernbach and John Dernbach, a married couple**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. A11 -104 of Southgate Condos, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Southgate Condos of record in Instrument Number 20180118-0005186, amended at Instrument No. 20190613-0057134 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Jennifer Katie Lemoine, a single woman from Southgate Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 12/11/2019 and recorded 12/13/2019 in Instrument No. 20191213-0128546, Register's Office of said County.

This is an improved property commonly known as: 1608 Marshall Hollow Dr #104, Nashville, TN 37203

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

12/27/2024 10:22 AM CST

Witness our hands this the _____ day of _____, _____

Jennifer Katie Lemoine

Jennifer Katie Lemoine

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State Jennifer Katie Lemoine, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 12/27/2024 10:29 AM CST

Notary Public
My commission expires: _____

EDWARD P. HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNIX®

**Tennessee Certification of Electronic Document**

I, Shawn Stevens 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 12-27-2024 (date of document).

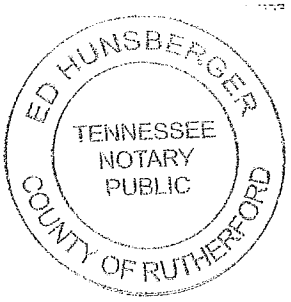
Affiant Signature

12-31-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st of December, 2024.

(SEAL)




Notary's Signature
My Commission Expires: 1/25/26