Karen Johnson Davidson County
Batch# 1230028 DEEDWARR
01/24/2025 11:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,920.30
20250124-0005665

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 38467-01-2025

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23752-DS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $519,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of January, 2025.

Notary Public
My Commission Expires: 3/20/2028

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leigh Liebmann 219 Copley Lane Nashville, TN 37204	New Owner	Map and Parcel No.: 118060D03100CO

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, Lauren Maggio, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Leigh Liebmann, unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 219 Copley Lane, Nashville, Davidson County, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 21st day of January, 2025.

GRANTOR:

Lauren Maggio

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

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

Witness my hand, at office, this 21st day of January, 2025.

Barbara G. Holmes
Notary Public
My Commission Expires: 03/28/2026

BARBARA G. HOLMES NOTARY PUBLIC MY COMMISSION EXPIRES 3/28/2026 SOUTH CAROLINA

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 31, together with the appurtenant interest in the common elements of Gale Park Single Family Homes, a condominium, established by Declaration of record in Instrument No. 20110224-0015356, and amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, and Instrument No. 20130306-0022201, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Amendment to Declaration of record in Instrument No. 20130306-0022201, said Register's Office.

Being the same property conveyed to Lauren Maggio, a single person, by deed dated October 15, 2013 from Gale Park, LLC of record in Instrument No. 20131025-0111536, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Declaration of Covenants, Conditions and Restrictions for Gale Park Single Family Homes of record in Instrument No. 20110224-0015356, corrected in Instrument No. 20110531-0041215, and amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, and Instrument No. 20130306-0022201, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions for Gale Park Master Condominium, of record in Instrument No. 20110224-0015350, amended in Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, Instrument No. 20120921-0086161, and Instrument No. 20130306-0022200, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. § 66-27-201, et seq.
7. All matters appearing on the Plan of record as Instrument No. 20110208-0011108, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewer and water mains of record in Book 10131, page 935, and Book 10131, page 939, Register's Office for Davidson County, Tennessee.
9. Easement for slope and grading of record in Instrument No. 20041108-0134230, Register's Office for Davidson County, Tennessee.
10. Drainage detention, access road and sign agreement of record in Book 9237, page 382, Register's Office for Davidson County, Tennessee.
11. Site Development Agreement of record in Book 9237, page 425, Register's Office for Davidson County, Tennessee.
12. Reserve Easement and Restrictions Agreement of record in Book 9237, page 495, Register's Office for Davidson County, Tennessee.
13. Interest of other parties, if any, contained in memorandum of lease recorded in Book 8246, page 227, Register's Office for Davidson County, Tennessee.

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/23/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 1/23/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of January, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

