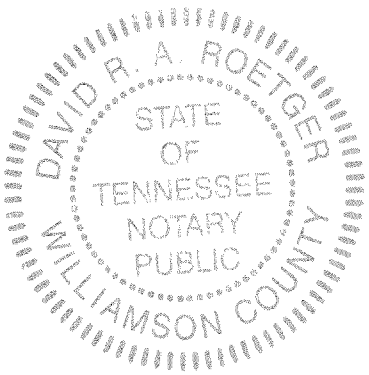
Karen Johnson Davidson County
Batch# 1262173 DEEDWARR
04/21/2025 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20250421-0029760

# WARRANTY DEED




STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-21-25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Lisa J. Maylath Trustee of the Lisa J. Maylath Living Trust dated April 8, 2025 | THE NEW OWNER | Parcel ID: 142 08 0B 071.00 |
| (NAME) | (NAME) | |
| 907 Holly Forest | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Susan Appelt, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lisa J. Maylath Trustee of the Lisa J. Maylath Living Trust dated April 8, 2025**, hereinafter called the Grantees, 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. 71, on the Horizontal Properly Regime for Coronada Condominiums, Phase III, of record in Plat Book 5200, page 67 and as recorded in the Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, Book 5869, page 269, and By-Laws of record in Book 4901, page 702, amended in Instrument No. 20100304-0016850, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Susan Appelt, a married woman from David Brown and Anna Silverstein, husband and wife by Warranty Deed dated October 29, 2021 and recorded on November 9, 2021, in Instrument No. 20211109-0149581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 907 Holly Forest, Nashville, TN 37221

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; and we do covenant with the 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, 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 Grantees, 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 our hands this 17th day of April, 2025

Susan Appelt

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Susan Appelt, a single woman, the within named bargainor, 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.

Witness my hand and official seal, this the 17th day of April, 2025.

Notary Public

My Commission Expires: 6-21-25

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

**April 17, 2025**.

Date

Affiant Signature

**April 18, 2025**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **18** day of **April**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON