WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-2417-DS

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1272256 DEEDWARR
05/13/2025 08:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.13
20250513-0037364

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/20/2028
(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-0629

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Mark Alan French | NEW OWNER | 052-13-0B-087.00-CO |
| (NAME) 1136 Alandee Street | (NAME) | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fourteen Thousand Nine Hundred And No/100 Dollars ($314,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Eliese Nicole Lakey, an unmarried woman and Elizabeth Ann Lakey, a married woman, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Alan French, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 130, as shown on the map entitled Condominium Site Plan, Phase II-C, Section 3, River Glen, of record in Plat Book 9700, Pages 18 and 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elise Nicole Lakey, an unmarried woman and Elizabeth Ann Lakey, a married woman by Warranty Deed from Rare Earth Properties, a Tennessee General Partnership of record in Instrument No. 20220726-0085030 Register's Office for Davidson County, Tennessee, dated July 21, 2022 and recorded on July 26, 2022.

unimproved ☐
This is improved ☑ property, known as 1136 Alandee St, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

The Grantor further covenants that the property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form. Rights or claims of parties in possession not shown by the public records. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. Taxes or special assessments which are not shown as existing liens by the public records. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. Easements or claims of easements not shown by the Public Records. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s)18 and 19, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Glenof record in Book 7566, Page 571 and Book 8752, Page 751 and Book 10630, Page 495 and Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee. Articles of Incorporation of River Glen Homeowners Association of record in Book 8069, Page 158, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to the flow of any creeks, streams, or branches across subject property.

Witness our hands this 10 day of May, 2025.

Elise Lakey
Elise Lakey

Elizabeth Lakey
Elizabeth Lakey

STATE OF Texas

COUNTY OF Randall

On this 10th day of May, 2025, before me personally appeared Elise Nicole Lakey and Elizabeth Ann Lakey, 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 (or person's) free act and deed.

Notary Public

Printed Name: Kristian Nathanael Flores

My Commission Expires: 10/28/2027

KRISTIAN NATHANAEL FLORES
Notary ID #130422997
My Commission Expires
October 28, 2027

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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/12/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/12/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of May, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

