Karen Johnson Davidson County
Batch# 1274142 DEEDWARR
05/16/2025 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $736.30
20250516-0038762

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-2065

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 2025

Notary Public

Commission Expires: _____

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Genna Mazzei 2929 Selena Dr 105 Nashville, TN 37211	New Owner _____	119-14-0A-105.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rose Marie Schmillen and Kevan N. Lee Lum, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Genna Mazzei, an unmarried woman,

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. 105 on the Site Plan Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to Boyd Fulton and wife, Joyce C. Fulton by Warranty Deed from State Street Bank and Trust Company, as trustee of record in Book 9108, Page 549, Register's Office for Davidson County, Tennessee, dated October 05, 1993 and recorded on October 07, 1993.

Said Joyce C. Fulton having deceased on or about May 13, 2015, vesting Boyd Fulton as surviving tenant by the entirety.

Being the same property conveyed to Boyd Fulton, and his wife, Marilyn L. Price, as tenants by the entirities, by Deed Creating Tenancy by the Entireties from Boyd Fulton, of record in Instrument No. 20230109-0001510, Register's Office for Davidson County, Tennessee, dated December 07, 2022 and recorded on January 09, 2023.

Said Boyd Fulton having deceased on or about March 3, 2023, vesting Marilyn L. Price as surviving tenant by the entirety.

Being the same property conveyed to Rose Marie Schmillen and Kevan N. Lee Lum, wife and husband by Warranty Deed from Marilyn L. Price of record in Instrument No. 20240215-0010551 Register's Office for Davidson County, Tennessee, dated February 12, 2024 and recorded on February 15, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2929 Selena Dr 105, Nashville, TN 37211

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 so 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.

Dated this the 15th day of May, 2025.

Rose Marie Schmillen

Kevan N. Lee Lum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of May, 2025, before me personally appeared Rose Marie Schmillen and Kevan N. Lee Lum, 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 15th day of May, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Adde Dilworth, 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 **May 15, 2025**.
Date

Affiant Signature

05/15/2025
Date

State of TENNESSEE
County of **DAVIDSON**

Sworn to and subscribed before me this **15th** day of **May**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026