Karen Johnson Davidson County
Batch# 1289771 DEEDWARR
06/25/2025 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250625-0049900

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2025.

(Affix Seal) Notary Public

My Commission Expires: 10-24-28

Rowlett-P25-0117

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Marissa Krystal Rowlett	SAME	109.05-0D-020.00 CO
1551 Lincoya Bay Drive		
Nashville, TN 37214		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Andrea Latoya Levy, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Marissa Krystal Rowlett, an unmarried woman**, hereinafter called the Grantee, their heirs and assigns, that 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. 1551 in the Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" (erroneously omitted in prior deed) of the Supplementary Declarations appearing in Instrument No. 20041028-0129585, said Register's Office, are incorporated in the Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Andrea Latoya Levy, a single woman by deed from Curtis M. Sharff, Second Successor Trustee of the Debra S. Hendricks Exempt Trust Estate under the Mark Sharff Trust dated February 20, 1998, of record in Instrument No. 20230404-0024542, dated 04/03/2023, recorded on 04/04/2023, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☑ Property known as: **1551 Lincoya Bay Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTOR, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 23 day of JUNE, 2025:

Andrea Latoya Levy

STATE OF Pennsylvania

COUNTY OF Lehigh

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Andrea Latoya Levy, 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, at office, this 23 day of June, 2025.

Dolly Ann Lopez

Notary Public

My Commission Expires: 3-27-2027

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Dolly Ann Lopez Notary Public
Philadelphia County
My Commission Expires 3/27/2027
Commission #1433283

Tennessee Certification of Electronic Document

I, Rhonda Hannah, 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 6/23/25 (date of document).

Affiant Signature

6/24/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of June, 2025.

Notary's Signature

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY'S SEAL

MY COMMISSION EXPIRES: 10/24/28