PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

W & I Ref: (DM) Title No.: 60805
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Katharine B. Fischman 4505 Harding Pike #167 Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116030B16700CO

Karen Johnson Davidson County
Batch# 333202 **DEEDWARR**
12/23/2019 10:36:08 AM 2 pgs
Fees: $13.00 Taxes: $1,217.30

20191223-0132167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$329,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric Stengel, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Katharine B. Fischman, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 167 of Royal Oaks Apartments a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 45, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Suzanne C. Lafond by Warranty Deed from Alicia A. Robertson, unmarried, dated April 12, 2010 and recorded on April 20, 2010 of record in Instrument No. 20100420-0029521, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 18, 2012, recorded September 18, 2012, of record in Instrument No. 20120918-0084809, said Register's Office, subject property was conveyed to Eric Stengel.

Christine Stengel, spouse of Eric Stengel, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 45, said Register's Office, which Plan shows and easement to which Plan reference is hereby made for a more complete description.

This is improved property, known as 4505 Harding Pike, # 167, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of December, 2019.

Eric Stengel **Christine Stengel**

State of Tennessee

County of Davidson

On this 19th day of December, 2019, before me the undersigned authority, personally appeared Eric Stengel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

On this 18th day of December, 2019, before me the undersigned authority, personally appeared Christine Stengel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $329,000.00.

Affiant

Sworn and subscribed before me this 19th day of December, 2019.

Notary

My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023