PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Karen Johnson Davidson County
Batch# 366825 DEEDWARR
03/04/2020 02:24:16 PM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20200304-0024287

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60884
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert Kuluk Roxie Kuluk 4505 Harding Pike #100 Nashville, TN	NEW OWNER

TAX MAP PARCEL NUMBERS: 116030B10000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$338,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leslie M. Grote, Lisa M. Holzapfel and Tiffany B. Rowland, as devisees; and, Carl A. Grote, III, as Executor, under the Will of Nancy B. Beauchamp**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Robert Kuluk and Roxie Kuluk**, husband and wife, as joint tenants with right of survivorship, hereinafter called the **Grantees**, Grantees' 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. 100 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 Nancy Beauchamp by Warranty Deed from Scott Reeves Caden and Jessica Leigh Fry n/k/a Jessica Leigh Caden, dated May 31, 2007 and recorded on June 5, 2007, of record in Instrument No. 20070605-0066557, Register's Office for Davidson County, Tennessee. The said Nancy Beauchamp has since died. The Will of Nancy Beauchamp of record in Docket No. 19P2226, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Leslie M. Grote, Lisa M. Holzapfel and Tiffany B. Rowland, in equal shares, and appointed Carl A. Grote, III, as Executor, with full power to convey.

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

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan of record in Book 5200, page 45, said Register's Office, shows an owner's certificate and easement(s) and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5282, page 972; amended in Book 5673, page 622, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Permanent Maintenance Easement of record in Instrument No. 20160913-0096348, said Register's Office. Easement to Comcast of Nashville of record in Instrument No. 20180309-0022567, said Register's Office. Charter of 4505 Harding Road Homeowners Association of record in Book 5282, page 501, said Register's Office.

This is improved property, known as 4505 Harding Pike, # 100, 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 2nd day of March, 2020.

Carl A. Grote, III, Executor for the Estate of Nancy B. Beauchamp

Leslie M. Grote, Devisee

Lisa M. Holzapfel, Devisee

Tiffany B. Rowland, Devisee

State of Tennessee

County of Davidson

On this 2nd day of March, 2020, before me the undersigned authority, personally appeared Carl A. Grote, III, Executor for the Estate of Nancy B. Beauchamp, 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 20th day of February, 2020 , before me the undersigned authority, personally appeared Leslie M. Grote, Devisee, 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

On this 21st day of February, 2020, before me the undersigned authority, personally appeared Lisa M. Holzapfel, Devisee, 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 Georgia

County of Fayette

On this 24 day of February, 2020, before me the undersigned authority, personally appeared Tiffany B. Rowland, Devisee, 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: 08/19/2022

Notary

JAMES LORD Notary Public, Georgia Fayette County My Commission Expires June 19, 2022

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: $338,000.00.

Affiant

Sworn and subscribed before me this 2nd day of March, 2020.

Notary

My Commission Expires:

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