Karen Johnson Davidson County
Batch# 398108 DEEDWARR
05/11/2020 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20200511-0048464

35379

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2020. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
JM-SB-FC-20-2902	

KELLY E COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 2, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caralynn Alexander **George H. Camp, III and Lucinda A. Camp**	~~**NEW OWNER**~~ Pinnacle Bank	
(NAME) **2902 Wellesley Trace**	(NAME) 150 3rd Ave. South, Ste 1000	**117-02-0A-004.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) NASHVILLE TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN MAYER BURTON, INDIVIDUALLY AND AS EXECUTRIX FOR THE ESTATE OF CLARA V. MAYER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARALYNN ALEXANDER, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 50% INTEREST AND GEORGE H. CAMP, III AND LUCINDA A. CAMP, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 6-B on the Plan of Condominium Plat of Lot No. 6 of Revision #2, Wellesley Trace Section #2 of record in Plat Book 5210, page 28, revising Plat Book 5050, page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wellesley Trace Homeowners Association, Inc., a horizontal property regime established by Master Deed of record in book 5054, page 633, amended in Book 5257, page 480, and Instrument No. 20121121-0107666, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gunder Mayer and wife, Clara V. Mayer by deed dated March 31, 1978 from Dudley Warner and Associates, Inc. of record in Book 5270, page 101, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 17, 1985 of record in Book 6611, page 864, Register's Office for Davidson County, Tennessee, Gunder Mayer, a married man, conveyed his interest in subject property to Clara V. Mayer. Clara V. Mayer having since died on September 2, 2019 leaving a Last Will and Testament filed for Probate in Case No. 19P1801, Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Will, subject property was devised to Karen Mayer Burton.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 5050, Page 54, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 5210, Page 28, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Wellesley Traceof record in Book 5054, Page 633, amended in Book 5222, Page 808, Book 5257, Page 480, Book 5383, Page 90, Book 5400, Page 707, Book 5547, Page 175, Book 5631, Page 194, Book 5640, Page 75 and Book 5903, Page 82, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5054, Page 649, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 5065, Page 684, in the Register's Office for Davidson County, Tennessee.
- Amendment to Rules and Regulations of record in Instrument Number 20121121-0107666, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2902 Wellesley Trace, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF MAY, 2020.

Karen Mayer Burton

The Estate of Clara V. Mayer

BY: Karen Mayer Burton, executrix
Karen Mayer Burton
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN MAYER BURTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN MAYER BURTON, EXECUTRIX of the THE ESTATE OF CLARA V. MAYER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of May, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

