WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-8206

Karen Johnson Davidson County
Batch# 462021 DEEDWARR
08/24/2020 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $577.20
20200824-0094935

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00.

Madeline Dost
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2020.

Rozelle Ruth
Notary Public

MY COMMISSION EXPIRES: 1/3/2023
(AFFIX SEAL)

ROZELLE RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ROZELLE RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0618

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wayne Williams	Everett Financial, Inc. D/B/A Supreme Lending	Map: 136030A02200CO
(NAME) 4000 Anderson Road, Apt 22	(NAME) 14807 Quorum Drive, Ste. 300	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY-SIX THOUSAND AND NO/100 DOLLARS ($156,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ASHLEY B. WHEELER, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WAYNE WILLIAMS, MARRIED MAN,

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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 22, Building No. 4, in Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ashley B. Wheeler, married, by deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20061222-0158626, dated December 21, 2006, Register's Office for said County. Marianne Cychowski Wheeler, wife of Ashley B. Wheeler, died April 16, 2020.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 88, said Register's Office; (3) Charter for Homeowner's Association of record in Book 4944, Page 115, said Register's Office; (4) Rules and Regulations of record in Book 7679, Page 173, amended in Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, Instrument No. 20011025-0116633, Instrument No. 20050621-0071262, Instrument no. 20060228-0002872, Instrument No. 20060228-0022873 and Instrument No. 20161205-0127268, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4651, Page 412, amended in Book 4943, Page 692, Book 4979, Page 939 and Book 5189, Page 671, Book 4651, Page 420, amended in Book 5083, Page 417, Book 8115, Page 838, Book 9089, Page 765, Instrument No. 20050817-0097909, and Instrument No. 20150709-0066742, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4000 Anderson Road, Apt 22, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 21st day of August, 2020.

Ashley B. Wheeler

Ashley B. Wheeler

STATE OF FLORIDA
COUNTY OF Lake

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

Witness my hand and official seal this, ~~21~~ 20th day of August, 2020.

My Commission Expires: Sept. 18, 2022

Notary Public

State of Florida
County of Lake

On this 20th day of August 2020
Ashley B. Wheeler appeared by means
of ✓physical presence or ___online notarization

NOTARY PUBLIC STATE OF FLORIDA

L REGINA THOMPSON
Commission # GG 227265
Expires September 18, 2022
Bonded Thru Budget Notary Services

True Copy Certification

I, Christopher M. Corriveau, 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 executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM