PREPARED BY: DONOHO, TAYLOR & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

District _____ Map _____ Group _____ Control Map _____ Parcel 107090A00700CO

WENDY WILLIAMS HOLDER
to
KUDZU REAL ESTATE, INC. a Tennessee For-Profit Corporation

Address of New Owner
And Mail Tax Notices to:

KUDZU REAL ESTATE. INC.
203 POINT EAST DRIVE
NASHVILLE, TN 37216

Karen Johnson Davidson County
Batch# 465435 DEEDWARR
08/27/2020 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $229.40
20200827-0097286

WARRANTY DEED

For and in consideration of the sum of Sixty Two Thousand Dollars ($62,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, WENDY WILLIAMS HOLDER, have bargained and sold, and by these presents do transfer and convey unto the said KUDZU REAL ESTATE, INC. a Tennessee For-Profit Corporation, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Being Unit No. 1029, Building B, Castlewood Condominium as or record in Flat Book 4660, page 62, reference is hereby made for a more complete and accurate description. ' ' Subject however, to the terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of Castlewood Condominiums, an Horizontal Property Regime, recorded in Book 4750, page 426, Register's Office for said County, including the plat recorded in Book 4660, page 62, Register's Office, and the By-Laws of Castlewood Condominium Association, recorded in Book 4750, page 434, Register's Office. Subject further, to any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements general and limited to the building and other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction, as set out in Master Deed of record in Book 4750, page 426, said Register's Officer .

This is the same legal description as the previous conveyance.

Being the same property conveyed to Wendy Williams Holder, by Quitclaim Deed from Aubrey L. Williams, of record in Instrument No. 20200115-0005563, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1029 Harold Drive, Nashville, Tennessee 37217.

2020 taxes will be prorated. 2021 and subsequent taxes will be the responsibility of the purchaser.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said KUDZU REAL ESTATE, INC. a Tennessee For-Profit Corporation, its heirs and assigns, forever.

And I do covenant with the said conveyee that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said conveyee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 26 day of August, 2020.

Wendy Williams Holder
WENDY WILLIAMS HOLDER

STATE OF TN

COUNTY OF Trousdale

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

Witness my hand and official seal, at Hartsville (City), TN (State), this 26 day of August, 2020.

Ashlee Scott
NOTARY PUBLIC

ASHLEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

My commission expires: 4/26/2023

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 62,000-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Taylor Anderson
AFFIANT

Subscribed and sworn to before me this the 27 day of August, 2020.

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Claire H. Jenkins
REGISTER OR NOTARY PUBLIC

My Commission Expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

