Karen Johnson Davidson County
Batch# 476464 DEEDWARR
09/16/2020 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,343.10
20200916-0105682

#35611

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35611-CO** BRENDA L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $363,000.00. Affiant Subscribed and sworn to before me this 11th day of September, 2020. Notary Public My Commission Expires: October 2, 2023

WARRANTY DEED

Address New Owner: Elaine Shapiro 6666 Brookmont Terrace #1012 Nashville, TN 37205	**Send Tax Bills To:** New Owner 14 Crosshill Rd. Hartsdale, NY 10530	**Tax Information:** Map and Parcel No.: 129140A11500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jay R. Dyer, Executor of the Estate of Jane F. Dyer, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elaine Shapiro, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6666 Brookmont Terrace #1012, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of September, 2020.

J. R. Dyer, Executor

Jay R. Dyer, Executor of the Estate of Jane F. Dyer, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jay R. Dyer, Executor of the Estate of Jane F. Dyer, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1012 on the Plan of Wessex Towers Condominium, of record in Plat Book 5200, pages 142 and 143, 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 Wessex Towers Condominium, a horizontal property regime established by Master Deed of record in Book 5414, page 634, amended in Book 5599, page 39; Book 5792, page 982; Book 6478, page 742; Book 7473, page 977; Book 9935, page 486; Book 10705, page 777; Instrument No. 20011127-0129399; and Instrument No. 20080624-0065008, said Register's Office.

Being the same property conveyed to Jane F. Dyer, unmarried by deed dated September 20, 2019 from Agnes Eckenfelder of record in Instrument No. 20190927-0098323, Register's Office for Davidson County, Tennessee. Jane F. Dyer having since died on March 26, 2020 leaving a Last Will and Testament filed for probate in Docket No. 20P603, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Jane F. Dyer directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Jay R. Dyer.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 129140A11500CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Wessex Towers, of record in Book 5414, page 634; Book 5599, page 39; Book 5792, page 982; Book 6478, page 742; Book 7473, page 977; Book 9935, page 486; Book 10705, page 777; Instrument No. 20011127-0129399; and Instrument No. 20080624-0065008, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, pages 142 and 143, Register's Office for Davidson County, Tennessee.
5. Lease by and between Chasetel Real Estate Holding Company, Inc., and Wessex Towers Homeowners Association, of record in Instrument No. 20000525-0052237, Register's Office for Davidson County, Tennessee.
6. Easement for Right of Way of record in Instrument No. 20171127-0120861, Register's Office for Davidson County, Tennessee.
7. Memorandum Summarizing Contract Restricting Use and Sale of Real Property of record in Instrument No. 20081112-0111867, Register's Office for Davidson County, Tennessee.
8. Lease by and between Wessex Towers Condominium Association, Inc. and Verizon Wireless Tennessee Partnership d/b/a Verizon Wireless, of record in Instrument No. 20151006-0101536, Register's Office for Davison County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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:

