PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 524620 DEEDWARR
12/04/2020 09:50:43 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30
20201204-0141016

W & I Ref: (DM) Title No.: 61455
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles F. Schmeal Nancy K. Schmeal Kellie Schmeal 4505 Harding Pike #181 Nashville, TN 37205	Cardinal Financial company 3701 Arco Corporate Dr. #200 Charlotte, NC 28273

TAX MAP PARCEL NUMBERS: 116030B18100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$369,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christy W. Ivey, and her successors in Trust, as Trustee of the Christy W. Ivey Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles F. Schmeal and wife, Nancy K. Schmeal, and Kellie Schmeal, as joint tenants with rights of survivorship**, hereinafter called the **Grantee**, Grantee's 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 181 of Royal Oaks Condominium 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 E. Douglas Ivey and spouse, Christy W. Ivey by Warranty Deed from Suzanne T. Lewter, unmarried, dated April 9, 2012 and recorded on April 12, 2012 of record in Instrument No. 20120412-0031171, Register's office for Davidson County, Tennessee. The said E. Douglas Ivey has since died. By QuitClaim Deed dated February 7, 2019, recorded February 8, 2019, of record in Instrument No. 20190208-0012335, said Register's Office, subject property was conveyed to Christy W. Ivey, and her successors in trust, as Trustee of the Christy W. Ivey Trust.

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

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record in Book 5200, page 45, said Register's Office, shows an owner's certificate, a minimum building set back lines and easements 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 Nashville of record in Instrument No. 20180309-0022567, said Register's Office. Charter of 4505 Harding Road Homeowner's Association of record in book 5282, page 501, said Register's Office.

This is improved property, known as 4505 Harding Pike, # 181, 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 3rd day of December, 2020.

Christy W. Ivey, and her successors in Trust, as Trustee of the Christy W. Ivey Trust

State of Tennessee

County of Davidson

On this 3rd day of December, 2020, before me the undersigned authority, personally appeared Christy W. Ivey, and her successors in Trust, as Trustee of the Christy W. Ivey Trust, 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.

Notary

My Commission Expires: _____

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

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: $369,000.00.

Affiant

Sworn and subscribed before me this 3rd day of December, 2020.

Notary

My Commission Expires: Mar 6, 2022

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON