Name and Address of New Owner:
Kelby L. Ledford
524 Belair Way
Nashville TN 37215
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 538459 DEEDWARR
12/18/2020 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20201218-0150570

This Instrument Prepared By:
Greater Nashville Title, LLC (2)
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 131-06-0D-524.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kathryn Leigh Hubbard, an unmarried woman,,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Vesting is Kelby L. Ledford, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

All that Tract or Parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 524, of Burton Hills, Village of Belair, Phase I, Townhouses, and as established by a Master Deed, of record in Book 6690, Page 70, as amended by Amendments of record in Book 6739, Page 701; Book 6824, Page 298; Book 6890, Page 963; Book 6903, Page 351; Book 6911, Page 827 and in Book 6962, Page 325, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in Exhibit C of the said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Belair, Phase I, a condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Kathryn Leigh Hubbard, an unmarried woman, by Warranty deed from Ashley MacLachlan, unmarried, of record in Instrument No. 20170421-0039262 Register's Office for Davidson County, Tennessee, dated April 17, 2017 and recorded on April 21, 2017. (Value of consideration shown in aforementioned deed $336,000.00.)

Being also known as 524 Belair Way, Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of October, 2020.

Kathryn Leigh Hubbard (SEAL)
Kathryn Leigh Hubbard

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Baldwin

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

Witness my hand and seal this 19th day of October, 2020.

Ashley Atkinson
Notary Public
Alabama State At Large
Commission Expires 7/30/22

Notary Public Ashley Atkinson
My commission expires: 7/30/22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $435,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Sworn to and subscribed before me this 19th day of October, 2020.

Notary Public
My commission expires: 10/6/23

File No. 2020-1000

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022