Karen Johnson Davidson County
Batch# 542061 DEEDWARR
12/23/2020 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20201223-0153161

ELIZABETH HARLAND WILLIS ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON MY COMMISSION EXPIRES: JANUARY 30, 2022 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $155,000.00 Affiant Subscribed and sworn to before me, this 22nd day of December, 2020. Notary Public My commission expires: 1-30-22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carolyn Lynn	**New Owner**	**131-01-0D-086.00CO**
5025 Hillsboro Pike, 14-B		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mary Alice Duncan, unmarried

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

Carolyn Lynn, unmarried

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:

Land in Davidson County, Tennessee, being Unit No. 86 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .329% interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 14B.

Being the same property conveyed to Mary Alice Duncan, by Warranty Deed, from Georgetown of Nashville Limited Partnership, an Illinois limited partnership, dated December 20, 1977, of record in Book 5236, Page 110, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133, Book 6079, Page 516, Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 5211, Page 345, amended in Book 6079, Page 516, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 5233, Page 459, Register's Office for Davidson County, Tennessee.
Sanitary Sewer and/or Storm Drainage Easement of record in Book 4168, Page 940, and Book 5308, Page 575, Register's Office for Davidson County, Tennessee.
Water and Sewer Services Easement of record in Book 4308, Page 650, Register's Office for Davidson County, Tennessee.
Overhead Line Easement of record in Book 7873, Page 859, Register's Office for Davidson County, Tennessee.
Appointment of Successor Trustee for Master Deed, of record in Book 10225, Page 416, Instrument No. 20100505-0033908, and Instrument No. 20120823-0076049, Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20110620-0047283, and Instrument No.

20150505-0040558, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5025 Hillsboro Pike, 14-B, Nashville, TN 37215

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 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 my/our hand(s) this 22nd day of December, 2020

X Mary Alice Duncan by Jeffrey Ray Duncan her Attorney in Fact
Mary Alice Duncan by Jeffrey Ray Duncan, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeffrey Ray Duncan, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Mary Alice Duncan, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Mary Alice Duncan, and is authorized by Mary Alice Duncan, to execute this instrument on her behalf.

Witness my hand, at office, this 22nd day of December, 2020.

A. Scott Hubbard
Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: **20-769**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021