Karen Johnson Davidson County
Batch# 579432 DEEDWARR
02/26/2021 11:54:29 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20210226-0024652

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210100026

WARRANTY DEED

BETH AMI YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-30-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 19th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 5/30/21

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chevida Raymond and Amos Raymond **304 Belle Meade Lane** **Memphis, TN 38117**	**SAME**	**105-10-OC-204.00 CO**

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 ACKNOWLEDGED, WE,

Tara N. Kelley, a single woman

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

Amos Raymond and Chevida D. Raymond, husband and wife

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:

A certain condominium unit located in Davidson County, Tennessee, being Unit Number 204 of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record as Instrument Number 20050510-0052804, as amended by Instrument Numbers 20060216-0019060, 20060228-0022838, 20110329-0024200 and 20200930-0112361, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, together with an undivided percentage interest in the Common Elements shown on Exhibit "E 3" of said Master Deed, as amended; said Unit 204 also being shown as part of Exhibits "E 1" and "E 2" of said Master Deed, as amended.

BEING the same property conveyed to Tara N. Kelley, a single woman, by Warranty Deed from Tyler K. Merceron, unmarried and Odette Bolano, unmarried, dated 6/12/2015 and recorded 6/17/2015 in Instrument Number 20150617-0057749, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **760 Wedgewood Park, 204, Nashville, TN 37203**
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, their heirs and assigns forever, and we do covenant with 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 our hands this 19th day of February, 2021.

Tara N. Kelley

Tara N. Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 19th day of February, 2021.

Commission Expires:_____

Gail C. Vincent

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022