THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P21-9264-PILK

PREPARED BY:

Karen Johnson Davidson County
Batch# 587641 DEEDWARR
03/09/2021 10:24:24 AM 2 pgs
Fees: $13.00 Taxes: $1,076.70

20210309-0030734

RETURNED TO: TOWER CORP
SUITE 115
37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 291,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 2021.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan DeAngelis	New Owner	MAP
945 Harpeth Trace Dr		PARCEL 143-06-0C-001.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mark D. Tardy, an unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan DeAngelis, an unmarried woman**

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 tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. A-1 of Wood Valley Condominiums created under Title 66 Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7382, page 189, 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 said Master Deed. Reference is hereby made to the plan of Wood Valley Condominiums, set forth as Exhibit "B" of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Mark D. Tardy by Warranty deed from Margretta M. Stitts, unmarried of record in Book 8081, page 583, Register's Office for Davidson County, Tennessee, dated March 30, 1990 and recorded on April 05, 1990.

Mark D. Tardy and Mark Tardy are one and the same person.

The execution of this instrument is effected by the signature of Mark King as Conservator for Mark Tardy granted by Order in Docket No. 20P1699 in the Second Circuit Court for Davidson County, Tennessee at Nashville.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **945 Harpeth Trace Dr, Nashville, TN 37221.**

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 ____ hand( ) this the 5th day of March, 2021.

, Conservator for Mark King

Mark King Conservator for Mark Tardy

STATE OF Tennessee
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, personally appeared **Mark King**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Conservator** of the maker, **Mark Tardy**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal this the 5th day of March, 2021.

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 9/2/24