BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 604386 **DEEDWARR**
03/31/2021 01:35:52 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20210331-0042457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dara C. Russell, Trustee	**SAME**	
(NAME)	(NAME)	117-01-0A-012.00-CO
623 Woodleigh Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **RECA L. WILLIAMS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARA C. RUSSELL, TRUSTEE OF THE DARA CHRISTINE RUSSELL RESIDENTIAL TRUST,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 623 of Woodleigh Homeowners Association, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bowling Square Homeowners Association of record in Book 4724, Page 753 amended in Book 4932, page 150, Amend and Restated Master Deed of Master Deed of Bowling Square Homeowners Association creating Woodleigh Homeowners Association of record in Instrument No. 20190516-0046369, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C, Article III - Item 8, to said Master Deed.

Being the same property conveyed to Turner P. Williams and wife, Reca L. Williams by Warranty deed from Sample Investment Company, a Tennessee Corporation of record in Book 5676, page 224 Register's Office for Davidson County, Tennessee, dated November 10, 1980.

Being the same property conveyed to W. Fred Williams Trustee by Quitclaim Deed from Turner P. Williams and wife, Reca L. Williams of record in Book 7879, page 417, Register's Office for Davidson County, Tennessee, dated June 28, 1989, and recorded on June 30, 1989, and within the same deed the said W. Fred Williams, Trustee conveyed his interest in the subject property to Reca L. Williams.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 623 Woodleigh Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 31st day of March, 2021

Reca L. Williams by
Kevin D. Montgomery, attorney in fact

RECA L. WILLIAMS

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of March, 2021, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Reca L. Williams and acknowledged that he executed the same as the free act and deed of Reca L. Williams.

Witness my hand and official seal this 31st day of March, 20____.

Commission expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

Kathy Snider
Notary Public