Karen Johnson Davidson County
Batch# 604572 DEEDWARR
03/31/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,451.25
20210331-0042674

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$662,500.00.**

Affiant

Subscribed and sworn to before me, this the 31 day of March 2021.

Notary Public

My commission expires: 5-9-2023

(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mindy McKitrick Roberts, Trustee of the Mindy Roberts Revocable Trust	New owner	**131-05-OC-503.00 CO**
503 Almonte Ct		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHRISTY L. MCCLUNG, NOW KNOWN AS CHRISTY WARD, AND WILLIAM WARD, JR., WIFE AND HUSBAND**

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

Mindy McKitrick Roberts, Trustee of the Mindy Roberts Revocable 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:

Land in Davidson County, Tennessee, being Unit No. 503, on the Horizontal Property Regime for The Hillsborough Condominiums, as recorded in the Master Deed of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CHRISTY L. MCCLUNG, by deed from JANE BENNETT TOLLESON, A MARRIED WOMAN, of record in Instrument No. 20130918-0098321, dated September 16, 2013, said Register's Office.

CHRISTY L. MCCLUNG HAVING SINCE MARRIED, WILLIAM WARD, JR. SHE IS NOW KNOWN AS CHRISTY WARD.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 503 Altamonte Court, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 31 day of March, 2021

Christy Ward
CHRISTY WARD

WILLIAM WARD, JR.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CHRISTY WARD, AND WILLIAM WARD, JR., WIFE AND HUSBAND,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 5.9.2025

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

TRUE COPY CERTIFICATION

I, EMILY PROPHET, do hereby make oath that I am a licensed title agent and 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.

E Prophet

SIGNATURE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CHELLI MONTGOMERY, a notary public for this county and state, EMILY PROPHET, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Richelle B. Montg—C

NOTARY PUBLIC

My Commission expires: July 5, 2021

