Karen Johnson Davidson County
Batch# 620014 DEEDWARR
04/21/2021 10:24:39 AM 2 pgs
Fees: $13.00 Taxes: $1,391.20
20210421-0053225

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210334263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $376,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of April, 2021.

Notary Public
My Commission Expires: 1-6-25

STATE OF TENNESSEE NOTARY PUBLIC M. CATHERINE CLEARWATERS DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Peter James Cronin and Karen Downing Cronin 4505 Harding Pike, Unit 124 Nashville TN 37205	New Owner	Tax Parcel ID No. 116-03-0B-124.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David S. Wildman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter James Cronin and Karen Downing Cronin, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 124 as shown on the Plan of Royal Oaks Apartments, a condominium, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided interest in common elements in Master Deed for 4505 Harding Road Homeowners' Association, of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property. Said Unit is also known as Apartment No. 124.

Being the same property conveyed to DAVID S. WILDMAN, SUCCESSOR TRUSTEE OF THE DAVID S. WILDMAN PERSONAL REVOCABLE TRUST OF SEPTEMBER 1, 1995, by deed from DAVID BIRGER, of record in Instrument No. 20150915-0093681, dated September 15, 2015, said Register's Office.

Being further conveyed to DAVID S. WILDMAN, by deed from DAVID S. WILDMAN, SUCCESSOR TRUSTEE OF THE DAVID S. WILDMAN PERSONAL REVOCABLE TRUST OF SEPTEMBER 1, 1995, of record in Instrument No. 20160504-0043874, dated May 3, 2016, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 116-03-0B-124.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 45, said Register's Office.
Master Deed of record in Book 5282, page 972, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4835, page 964, said Register's Office.

Easement Agreement of record in Book 4978, page 524, said Register's Office.

Sanitary Sewer Easement of record in Book 3347, page 188, said Register's Office.

Easement(s) of record in Book 3165, page 607, Book 4668, page 986, Book 4744, page 370 and Book 5144, page 244, said Register's Office.

This is improved property located at 4505 Harding Pike, Unit 124 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of April, 2021.

David S. Wildman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David S. Wildman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2021.

Notary Public
My Commission Expires:

