Karen Johnson Davidson County
Batch# 629662 DEEDWARR
05/05/2021 02:31:30 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20210505-0060473

4292

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of MAY, 2021.

Notary Public
My commission expires: 3-7-2023

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Pauleatha V. Diggs 112 Westwood Trace Unit 12 Nashville, TN 37212	New Owner	104140B012.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET P. HOGSHEAD, a single person,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **PAULEATHA V. DIGGS and PADDRAIC P. BONDS, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 12 ON THE PLAN OF WESTWOOD TRACE, OF RECORD IN BOOK 6200, PAGE 215, AND FURTHER SET FORTH AS EXHIBIT "C" TO THE MASTER DEED OF RECORD IN BOOK 6522, PAGE 322, AND MENDED IN BOOK 6889, PAGE 711, AND INSTRUMENT NO. 20070620-0073748, REGISTER'S OFFICE FOR SAID COUNTY, AND TO WHICH PLAN AND EXHIBIT TO THE MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MARGARET P. HOGSHEAD, A SINGLE PERSON, BY WARRANTY DEED FROM PETER EPPINGA AND WIFE, ANN EPPINGA AND TAMARYN ANN EPPINGA KULMAN DATED OCTOBER 27, 1993, RECORDED OCTOBER 28, 1993, OF RECORD IN BOOK 9129, PAGE 609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is improved property known as 112 Westwood Trace, Unit 12, Nashville, TN 37212.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of MAY, 2021.

Margaret P. Hogshead
MARGARET P. HOGSHEAD

Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 3rd day of MAY, 2021.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
SEAL

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or 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.

Ernest D. Bennett, III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Gail Porter
Notary Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

My Commission Expires: January 10, 2023