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05/18/2021 12:30:26 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20210518-0067056

39B

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 091050W04000CO

NAME & ADDRESS OF NEW OWNER:
Meghan Kane
700 James Avenue, #28
Nashville, Tn 37209

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd # 300A
Nashville, TN 37215

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **MATTHEW WILSON AND TURNER HOLT WILSON, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MEGHAN KANE, A SINGLE WOMAN** , "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Unit No. 40, on the Plan of Rows of the Annex, as contained in Master Deed of record in Instrument Number 20170501-0042517, shown on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for 670 James Avenue, a Horizontal property Regime with private elements of record in Instrument Number 20180516-0046957, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said unit.

BEING the same property conveyed to Matthew Wilson and Turner Holt Wilson, husband and wife, by Warranty Deed from Leah K Sharp, dated December 7, 2020, appearing of record in Instrument Number 20201209-0143513 , of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 700 James Ave., #28, Nashville, TN, 37209.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 13 day of May, 2021.

Matthew Wilson

Turner Holt Wilson

STATE OF TENNESSEE)
~~DAVI~~)
COUNTY OF ~~RUTHERFORD~~ RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Matthew Wilson and Turner Holt Wilson, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 13 day of May, 2021.

NOTARY PUBLIC

KAYLA DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-19-2025 RUTHERFORD COUNTY

My Commission Expires: 4-19-25

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 13 day of May, 2021.

NOTARY PUBLIC

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

My Commission Expires: 7/9/22

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