Karen Johnson Davidson County
Batch# 646036 DEEDWARR
05/28/2021 02:42:26 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20210528-0072538

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stewart James Everett and Thurman Keith Everett	InterLinc mortgage ~~Stewart James Everett and Thurman Keith Everett~~	Parcel ID: 105 10 0C 024.00
(NAME) 702 Wedgewood Park #501	(NAME) 5875 N. Sam Houston Pkwy, Suite 300	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Houston Tx 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Charles Alexander Wiles and Lindsey Kathryn Wiles (formerly known as Lindsey Kathryn Sentell), husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stewart James Everett and Thurman Keith Everett, joint tenants with rights of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit located in Davidson, Tennessee, being Unit B-501 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record as Instrument No. 20070731-0090822, in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit "B" therein. Said Second Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060; Instrument No. 20060228-0022838; Instrument No. 20110329-0024200 and Instrument No. 20200930-0112361, as supplemented in Instrument No. 20060825-0105391; Instrument No. 20070731-0090822 and Instrument No. 20091221-0116044, and as assignment in Instrument No. 20070730-0090189 and Instrument No. 20081205-0118096, said Register's Office, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66- 27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.

Reference is hereby made to the Phase III Site Plan of Wedgewood Park attached as Exhibit "B" to the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase III, of record in Instrument Number 20070731-0090822, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Charles Alexander Wiles and Lindsey Kathryn Sentell, husband and wife, by Warranty Deed from Jonathan Barry Paxton and wife, Lillian Mairose Paxton and Christopher Ryan Paxton, unmarried, as joint tenants with right of survivorship, of record in Instrument No. 20180622-0060523, in the Register's Office of Davidson County, Tennessee, dated June 13, 2018 and recorded on June 22, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 702 Wedgewood Park, Unit #501, Nashville, TN 37203

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 our hands this 26th day of May, 2021

Charles Alexander Wiles

Lindsey Kathryn Wiles (formerly known as Lindsey Kathryn Sentell)

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles Alexander Wiles and Lindsey Kathryn Wiles (formerly known as Lindsey Kathryn Sentell), 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 for the purposes therein contained.

Witness my hand and official seal, this the 26th day of May, 2021.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Notary Public

My Commission Expires: