PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 668006 **DEEDWARR**
06/29/2021 03:10:00 PM 2 pgs
Fees: $13.00 Taxes: $3,363.30
20210629-0088306

W & I Ref: (DM) Title No.: 61842
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Miriam L. Bliss 108 Christopher Place Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 104090F0200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$909,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Brennan, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Miriam L. Bliss,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2 of Christopher Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 711, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mary Brennan, unmarried, by Warranty Deed from Elizabeth Colton Walls, unmarried, dated July 30, 2019 and recorded on July 31, 2019, of record in Inst. No. 20190731-0075510, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

Taxes for 2021, and subsequent years. The Plan of record in Book 5200, page 711, said Register's Office, shows an owner's certificate, minimum setback lines and easements to which plan reference is hereby made for a more complete description. Charter of Christopher Place Homeowners Association of record in Book 6322, page 469, said Register's Office. Subject to the provisions of the condominium Master Deed of record in Book 6232, page 540, amended in Book 6287, page 275 and Book 6629, page 834, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 108 Christopher Place, 2, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of June, 2021.

Mary Brennan

State of Tennessee

County of Davidson

On this 28th day of June, 2021, before me the undersigned authority, personally appeared Mary Brennan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $909,000.00.

Affiant

Sworn and subscribed before me this 28th day of June, 2021

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires: