

State of Tennessee
County of Tennessee

The actual consideration or value, whichever is greater, for this transfer is **$469,500.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2021.

Notary Public

My commission expires: 3/1/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David von Wiegandt	same	**104-01-0F-029.00 CO**
310 Sylvan Park Lane	same	
Nashville, TN 37209	same	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ann L. Woolard, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David von Wiegandt, unmarried

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 located in Davidson County, Tennessee, being Unit No. 29 of West End Station, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Station of record as Instrument Number 20070712-0083315, amended as Instrument Number 20071220-0146057, Instrument Number 20080919-0095641 and Instrument Number 20081029-0108160 and Instrument No. 20090825-0080074, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B' to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to KENT A. WOOLARD AND ANN L. WOOLARD, HUSBAND AND WIFE, by deed from BETH C. APLIN-ROLLINS, UNMARRIED, of record as Instrument No. 20150618-0058264, dated June 16, 2015, said Register's Office.

Further being the same property conveyed to ANN L. WOOLARD, by quitclaim deed from KENT A. WOOLARD, of record as Instrument No. 20150811-0080291, dated June 16, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Karen Johnson Davidson County
Batch# 689557 DEEDWARR
08/03/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,737.15
20210803-0104488

This is improved (__X__) Unimproved (____) property known as **310 Sylvan Park Lane, Nashville, TN 37209**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 29 day of July, 2021.

Ann L Woolard

Ann L. Woolard

K + Alan Woolard

Kent Alan Woolard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ann L. Woolard and Kent Alan Woolard**, the bargainor(s) 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, at office, this 29 day of **July, 2021.**

Notary Public

My Commission Expires: 10.26.24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Alexandra McDaniel, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 29, 2021.

Date

Affiant Signature

7/29/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of July, 2021.

Notary's Signature

My Commission Expires: 3/1/25

Date

Notary's Seal (if on paper)

