Karen Johnson Davidson County
Batch# 689715 DEEDWARR
08/04/2021 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20210804-0104660

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

#36489

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)

W & I Ref: (DW) Title No.: 61997
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nancy J. Weaver 3737 West End Avenue #201 Nashville, TN 37205	NEW OWNER 3737 West End Avenue #201 Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 104090520100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$685,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Becki C. Pickett**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy J. Weaver**, a married woman, 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. 201, together with allocated parking spaces No. 4 and 5 and reserved space No. 5-19 of the Westbury Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 6819, page 201, amended in Book 6886, page 662; Book 6958, page 220; Instrument No. 20000606-0055992; and Instrument No. 20140717-0063499, 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 Becki Pickett, a married woman, by Warranty Deed from Elaine T. Gibson, dated April 2, 2018 and recorded on April 3, 2018, of record in Instrument No. 20180403-0030881, Register's Office for Davidson County, Tennessee.

Richard R. Pickett, spouse of Becki Pickett, joins in the execution of this instrument solely to convey any and all marital interest he may have in the subject property.

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

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record shown on Exhibit "C" to the Master Deed of record in Book 6819, page 210, amended in Book 6886, page 662; Book 6958, page 220; Instrument No. 20000606-0055942; and, Instrument No. 20140717-0063499, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6819, page 210, amended in Book 6886, page 662; Book 6958, page 220; Instrument No. 20000606-0055942; and, Instrument No. 20140717-0063499, 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, assessment, liens and other matters. Charter of the Westbury Condominiums Association of record in Book 6819, page 862 and Articles of Amendment of record in Book 7970, page 553, said Register's Office.

This is improved property, known as 3737 West End Avenue, # 201, 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 30th day of July, 2021.

Becki C. Pickett

Richard R. Pickett

State of Tennessee

County of Davidson

On this 30th day of July, 2021, before me the undersigned authority, personally appeared Becki C. Pickett, 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.

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

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

On this 30th day of July, 2021, before me the undersigned authority, personally appeared Richard R. Pickett, 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.

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

My Commission Expires: _____

Notary

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: $685,000.00.

Affiant

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

Notary

My Commission Expires: 10-2-2023

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

True Copy Certification

I, GEORGE E. MUDTER, JR., 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 on 7/30/2021.

GEORGE E. MUDTER, JR.
Dated 7/30/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 10/23/2023
Notary Seal:

