PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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104 Woodmont Blvd.
Nashville, TN 37205
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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 696272 DEEDWARR
08/12/2021 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20210812-0108887

W & I Ref: (DM) Title No.: 62014
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Wylie R. Stemple Kyle E. Stemple 21 Vaughns Gap Road #64 Nashville, TN 37205	New Owners

TAX MAP PARCEL NUMBERS: 129150A06400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia Ray McConnell, an unmarried woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wylie R. Stemple and Kyle E. Stemple, husband and wife,** 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. 64 of Belle Meade Highlands Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 to the Master Deed of Record in Book 7091, page 302, 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 Cynthia Ray McConnell, an unmarried woman, by Warranty Deed from Timothy J. Portale and wife, Leigh Ann Portale, and William M. Abney, unmarried, dated April 30, 2019 and recorded on may 1, 2019, of record in Inst. No. 20190501-0040506, Register's Office for Davidson County, Tennessee.

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

Taxes for 2019, and subsequent years;The Plan, with Owner's Certificate, of record in Exhibit "A-2" to the Master Deed in Book 7091, page 302, said Register's Office, to which plan reference is hereby made for a more complete description; Subject to the provisions of the condominium Master Deed of record in Book 7091, page 302, amended in Instrument No. 20071025-0126213; Instrument No. 20080424-0042111; Instrument No. 20150520-0046371; Instrument No. 20150818-0083106, 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; Charter of Belle

Meade Highlands Condominiums Association, Inc. of Record in Book 7102, page 223, said Register's Office.

This is improved property, known as 21 Vaughns Gap Road, # 64, 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 6th day of August, 2021

Cynthia Ray McConnell

State of FLORIDA

County of Walton

On this 6th day of August, 2021, before me the undersigned authority, personally appeared Cynthia Ray McConnell, 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.

Notary

My Commission Expires: _____

AMBERLYN NABIH
Commission # GG 317056
Expires March 28, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

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: $175,000.00.

Affiant

Sworn and subscribed before me this 6th day of August, 2021.

Notary

My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

I, Emily Prophet, 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 8-11-21 (date of document).

Affiant Signature

8-11-21

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11 day of August, 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

