WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-1358-RR

STATE OF TENNESSEE
COUNTY OF ~~Robertson~~ Davidson RR

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/2023

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peggy Arlene Evangelista	United Wholesale Mortgage, LLC	Map & Parcel 121 04-OA ~~018.00~~ CO
(NAME)	(NAME)	Karen Johnson Davidson County
518 Williamsburg Drive	585 South Boulevard E	Batch# 697599 DEEDWARR
(ADDRESS)	(ADDRESS)	08/16/2021 08:44:30 AM 3 pgs
Nashville, TN 37214	Pontiac, MI 48341	Fees: $18.00 Taxes: $666.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20210816-0109973

For and consideration of the sum of Ten 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, I, Daniel R. Ivy, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Peggy A. Evengelista, a single woman, as sole ownership, 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 in Davidson County, Tennessee, described as follows:

Unit No. 518 in a Horizontal Property Regime of Phase 2, Williamsburg Condominiums of record in Plat Book 6900, Page 193, said Register's Office, to which plan reference is made for a more complete description.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options; burdens, easements and undertaking etc. contained in the Master Deed for Williamsburg Condominiums and By-Laws, Covenants and Restrictions of record in Book 7114, Page 443 et seq. and Charter of record in Book 7185, Page 930, said Register's Office.

Being the same property conveyed to Danny R. Ivy, married, by deed from Sharonda B. Blackman and Tyrone A. Martin as of record in Instrument No. 20210126-0011093, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Master Deed of record in Record Book 7114, Page 443, said Register's Office.

This conveyance is subject to Charter of record in Record Book 7185, Page 930, said Register's Office.

This conveyance is subject to Rules and Regulations of record in Instrument No. 20060616-0071758, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 6900, Page 266, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 518 Williamsburg Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

202108160109973

Witness my hand this 13th day of August, 2021.

Daniel R. Ivy

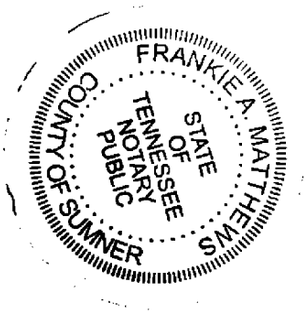
STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daniel R. Ivy the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of August, 2021.

Notary Public
My commission expires: 2-26-24



Certificate of Authenticity

I, Cassidy Lewallen, 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 8.13.21.

Date

Affiant Signature

8.13.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of August, 2021.

Notary's Signature

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/2023
Date

Notary's Seal (if on paper)