(1)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 698340 DEEDWARR
08/16/2021 12:18:49 PM 3 pgs
Fees: $18.00 Taxes: $3,996.00

20210816-0110347

THIS INSTRUMENT PREPARED BY:
Allen D. Lentz
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,080,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of August, 2021.

Notary Public

My Commission Expires: 10/2/23

Address New Owner As Follows:
Stephen Messick and wife, Elizabeth Messick
135 A Woodmont Blvd.
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
1160303U00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNE R. PERKINS**, an unmarried woman hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **STEPHEN MESSICK AND ELIZABETH MESSICK, HUSBAND AND WIFE**, hereinafter called the

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 135A of Woodmont Waye, 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 Woodmont Waye, of record in Instrument No. 20060418-0044061, 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 thereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master deed, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Anne R. Perkins, unmarried, by deed dated July 11, 2014, from James E. Murley and wife, Maureen Murley, of record in Instrument No. 20140714-0061840, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Woodmont Waye Condominiums, of record in Instrument No. 20060418-0044061, Register's Office for said County.

3. Sanitary Sewer and/or Storm Drainage Easement of record in Book 3966, page 149, Register's Office for Davidson County, Tennessee.

4. Water and Utility Easement of record in Book 3098, page 389, Register's Office for Davidson County, Tennessee.

5. Charter for homeowner's association of record in Instrument No. 20060426-0047473, Register's Office for Davidson County, Tennessee.

6. Subject to the rights of others in and to the common areas and/or elements.

This is improved property known as: 135A Woodmont Boulevard, 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

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

Anne R. Perkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE R. PERKINS**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of August, 2021.

Notary Public

My Commission Expires: 9/7/21

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT

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