WARRANTY DEED

Karen Johnson Davidson County
Batch# 699002 **DEEDWARR**
08/17/2021 01:57:02 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20210817-0111276

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00.

Affiant

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

NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

R&R to: OKORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Richard W. Sebastian, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #34994

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
MaiTricia L. Ferrell 3163 Trails End Lane Nashville, TN 37214	New Owner	108-8-A-005.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Corlette J. Williams, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MaiTricia L. Ferrell, a single woman**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being described as Unit No. 5, Lot N 3, in a Horizontal Property Regime as shown on the Condominium Site Plan Section I, Phase I, Quail Valley, as of record in Book 5200, page 394, Register's Office for said County, to which plan reference is made for a more complete description thereof.
>
> Being the same property conveyed to Corlette J. Williams, unmarried, by Warranty Deed from Terrence C. Hill and wife, Linda Lou Hill of record on August 2, 1995, as Book 9749, page 490, Register's Office for Davidson, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) 2021 real property taxes which have been prorated by the parties and assumed by the Grantee, and subsequent taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

This property is also known as ***improved*** property located at 3163 Trails End Lane, Nashville, TN 37214.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 13th day of August, 2021.

Corlette J. Williams

Corlette J. Williams

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Corlette J. Williams 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 that she executed the same as her free act and deed.

Witness my hand and official seal this 13 day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 04/26/2024

LYNNETE SISSANTI NOTARY PUBLIC GEORGIA EXPIRES April 26, 2024 FULTON COUNTY