THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025

(AFFIX SEAL)

VICTORIA V. BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 704030 DEEDWARR
08/25/2021 10:37:09 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20210825-0114680

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mildred Adams, Trustee	Truxton Trust	MAP
4215 Harding Pike #1001	4525 Harding Road, Suite 300	PARCEL 103-16-0B-108.00-CO
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Shelby M. Smith, Trustee of the W. Madison Smith 2019 Trust dated June 21, 2019**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mildred Adams, Trustee of Mildred F. Adams 2008 Revocable Trust under the provisions of a trust agreement dated November 3, 2008**

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 located in Davidson County, Tennessee, being Unit No. 1001, of Windsor Tower Condominium Apartments, of record in Book 5200, Page 71, 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 4215 Harding Road Association of record in Book, 5313, page 338 and amended in Book 8666, page 789 and Instrument No. 20131217-0127081, in the Register's Office for Davidson County, Tennessee, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Shelby M. Smith, trustee, of the W. Madison Smith 2019 Trust dated June 21, 2019 by Special Warranty deed from Westminister Presbyterian Church of Nashville of record in Instrument No. 20190717-0070081 Register's Office for Davidson County, Tennessee, dated July 16, 2019 and recorded on July 17, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4215 Harding Pike #1001, 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 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.

Witness my hand( ) this the 24th day of August, 2021.

W. Madison Smith 2019 Trust

BY: Shelby M. Smith Trustee
Shelby M. Smith, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Shelby M. Smith** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **W. Madison Smith 2019 Trust** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Shelby M. Smith** as such **Trustee**.

Witness my hand and official seal this the 24th day of August, 2021.

My Commission expires Jan 8. 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON