PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 722963 DEEDWARR
09/23/2021 02:57:56 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20210923-0128162

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62049
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Frank L. Majors Lucy T. Majors 4215 Harding Pike #202 Nashville, TN 37205	Frank L. Majors Lucy T. Majors 4215 Harding Pike #202 Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 103160B01300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine Elizabeth McElroy, as devisee under the Last Will and Testament of Imogene Locke Maddox**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank L. Majors and Lucy T. Majors, 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. 202 of Windsor Tower Condominium Apartments, a horizontal proeprty regime pursuant to the Tennessee Horizontal proeprty Act, as shown on the Plan of record in Book 5200, page 71, Register's Office for said County, to which source reference is hereby made for more complete 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 William H. Maddox and wife, Imogene L. Maddox, by Warranty deed from Billie Jean Riegle, individually as to 60.81 %, and Billie Jean Riegle and W. Scott Riegle as Co-Trustees of the Warren E. Riegle Family Trust as to 39.19%, dated September 30, 2010 and recorded on October 4, 2010, of record in Inst. No. 20101004-0078860, Register's Office for Davidson County, Tennessee. The Said William H. Maddox and Imogene L. Maddox have since died, with William H. Maddox predeceasing Imogene L. Maddox. The Last Will and Testament of Imogene Locke Maddox of record in Docket No. 21P1220 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject proeprty to Katherine Elizabeth McElroy.

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

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 5200, page 71, said Register's Office; The provisions of the condominium Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, Inst. No. 20131217-0127081, Inst. No. 20210208-0017527, 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, assessment, liens and other matters; Charter of 4512 Harding Road Homeowners' Association of record in Book 5297, page 370, said Register's Office; Easement and Right of Entry Agreement to VSC Cable, Inc., d/b/a Viacom Cable, of record in Book 9486, page 948, said Register's Office; Grant of Easement to Comcast of Nashville, of record in Inst. No. 20110301-0016521 and Inst. No. 20161212-0130101, said Register's Office.

This is improved property, known as 4215 Harding Pike, # 202, 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 the dates shown in the notary acknowledgements below.

Katherine Elizabeth McElroy

Katherine Elizabeth McElroy

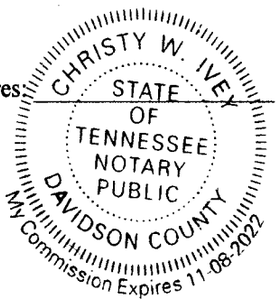
State of Tennessee

County of Davidson

On this 23rd day of September, 2021, before me the undersigned authority, personally appeared Katherine Elizabeth McElroy, 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:



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: $475,000.00.

Affiant

Sworn and subscribed before me On this 23rd day of September, 2021.

Notary

My Commission Expires:

