Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Clay Daniel Kaylor and Janet Kaylor
1507 Sun Valley Rd. SE
Huntsville, AL 35801

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 117-11-0J-324.00-CO

Karen Johnson Davidson County
Batch# 728352 DEEDWARR
10/01/2021 10:08:04 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20211001-0132169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrea M. Yates, f/k/a Andrea M. Sporck and John Yates, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Clay Daniel Kaylor and Janet Kaylor, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 324 of The Hillmont Condominiums, a Horizontal Property Regime, 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 of record in Instrument Number 20040209-0015685, and re-recorded as Instrument No. 20040212-0017074, and as further amended in Instrument No, 20050404-0036415 and further amended in Instrument No. 20050512-0053861, in the 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 hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C 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 Andrea M. Sporck, an unmarried woman, by Warranty Deed from Mark A. Fuchs and Jillyn McCullough, husband and wife, of record in Instrument No. 20160921-0099381 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 21, 2016. (Value of consideration shown in aforementioned deed $220,000.00.) The said Andrea M. Sporck having since married and is now known as Andrea M. Yates.

Being also known as 2025 Woodmont Boulevard, Unit 324, Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of September, 2021.

Andrea M. Yates (SEAL)

John Yates by Andrea M. Yates Attorney in Fact (SEAL)
John Yates by Andrea M. Yates, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Andrea M. Yates**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of September, 2021.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Andrea M. Yates,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that she executed the foregoing instrument on behalf of **John Yates,** and acknowledged that she executed the same as the free act and deed of the said **John Yates.**

Witness my hand and seal this 29th day of September, 2021

Notary Public
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of September, 2021.

Notary Public
My commission expires:

File No. GNT-21-1853