PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 729014 DEEDWARR
10/01/2021 03:05:25 PM 2 pgs
Fees: $13.00 Taxes: $5,106.00
20211001-0132578

W & I Ref: (DM) Title No.: 62116
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Belle Grande 623 Woodleigh Drive Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 117010A01200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,380,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dara C. Russell, Trustee of the Dara Christine Russell Residential Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Belle Grande** 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. 623 of Woodleigh Homeowners Association, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Amended and Restated Master Deed of record in Inst. No. 20190516-0046369, 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 Dara C. Russell, Trustee of the Dara Christine Russell Residential Trust by Warranty Deed from Reca L. Williams, unmarried, dated March 31, 2021 and recorded on March 31, 2021, of record in Inst. No. 20210331-0042457, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the amended and restated Master Deed of Bowling Square Homeowners Association creating Woodleigh Homeowners Association of record in Inst. No. 201905160046369, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 4724, page 753, amended in Book 4931, page 150, and Inst. No. 20190516-0046369, 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 Woodleigh Homeowners Association of record in Inst. No. 20190520-0047532, said Register's Office; and All matters shown in Book 5210, page 326, said Register's Office.

This is improved property, known as 623 Woodleigh Drive, Nashville, TN 37215

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 this 30th day of September, 2021.

Dara Russell, Trustee of the Dara Christine Russell Residential Trust

Dara C. Russell, Trustee of the Dara Christine Russell Residential Trust

State of Tennessee

County of Davidson

On this 30th day of September, 2021, before me the undersigned authority, personally appeared Dara C. Russell, Trustee of the Dara Christine Russell Residential Trust, 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:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

S
tate of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,380,000.00.

Affiant

Sworn and subscribed before me this 30th day of September, 2021.

Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024