THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF _____
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30878	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 339,900.00. Stacy Terry Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF Octobes, 2021. M. Contreno Clearwise Notary Public MY COMMISSION EXPIRES: 1-6-21 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 731353 DEEDWARR
10/07/2021 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20211007-0134820

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Barksdale	New Owner	MAP
320 Old Hickory Blvd. Unit 2309		PARCEL 128-12-0A-108.00-CO
Nashville, TN 37221		
(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, **The Estate of Amy Elaine Ingram, Judith V. Ingram and Ted S. Ingram**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Barksdale**

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. 108, Building 23 on the Plan of Section 6, Phase 1B, of Eagle Ridge at the Reserve, 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 Eagle Ridge at the Reserve, of record in Instrument Number 20011011-0110875, as corrected by Scrivener's Affidavit in Instrument Number 20051129-0143344, and supplemented and amended in Instrument Number 20030108-0003693, 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 A of Supplement and Amendment No. 20 to said Master Deed in Instrument Number 20030108-0003693, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amy Elaine Ingram by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20120327-0025889 Register's Office for Davidson County, Tennessee, dated March 15, 2012 and recorded on March 27, 2012.

The said Amy Elaine Ingram having since died on April 8, 2021. The Estate of Amy Ingram is probated in the Probate Court of Davidson County, Tennessee Docket No. 21P880. Pursuant to the Last Will and Testament of Amy Ingram the Executor of the Estate is authorized to exercise power with respect to real and personal property of the Estate in accordance with T.C.A. 35-50-110. Further real property is devised to Judith V. Ingram and Ted S. Ingram who have joined in the conveyance as Grantors.

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 **320 Old Hickory Blvd. Unit 2309, Nashville, TN 37221.**

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 our hand(s) this the 29th day of September, 2021.

The Estate of Amy Elaine Ingram

Judith V. Ingram executor
Judith V. Ingram, Executor

Judith V. Ingram
Judith V. Ingram, Individually

Ted S. Ingram by Judith V. Ingram attorney in fact
Ted S. Ingram by Judith V. Ingram, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judith V. Ingram, Executor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judith V. Ingram** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judith V. Ingram** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Ted S. Ingram**, as his Attorney in Fact, as the free act and deed of the within named **Ted S. Ingram**.

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

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 10/4/21.

Affiant Signature

10/5/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 5th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY