Karen Johnson Davidson County
Batch# 733646 DEEDWARR
10/11/2021 11:58:30 AM 2 pgs
Fees: $13.00 Taxes: $1,223.04
20211011-0136361

PREPARED BY (AND RETURN TO):
Ivey Title LLC
Attorneys at Law
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 62100
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sara Ann Kleine-Kracht 235 Hillsboro Place Nashville, TN 37215	F & M Bank 50 Franklin Street Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 117030D23500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,550.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carla Worthey Carpenter, now known as Carla Worthey, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sara Ann Kleine-Kracht, an unmarried woman,** 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. 235 of Hillsboro Station Condominiums, a horizontal property regime, pursuant to the Horizontal Property Act, as shown on Plan of record in Book 6250, pages 751, 752 and 753, 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 Carla M. Worthey by Warranty Deed from Michael P. Halliburton and wife, Sandra Simon Halliburton, dated June 10, 1999 and recorded on June 11, 1999 of record in Book 11524, page 869, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Inst. No. 20041202-0143384, said Register's Office, Jason Matthew Carpenter conveyed his interest in subject property to Carla Worthey Carpenter pursuant to the terms of a Final Decree of Divorce.

Grantor and Grantor's spouse have never used this property as a marital residence.

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 in Book 6250, pages 751, 752 and 753, 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 6740, page 37, Book 8140, page 689, 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 Hillsboro Station Homeowners Association of record in Book 6747, page 6, said Register's Office; Subject to a storm water detention agreement, of record in Book 6629, page 452, said Register's Office; Easement to the Metropolitan Government for the right to enter, erect and maintain electric power overhead conductors, of record in Book 6595, page 58, said Register's Office.

This is improved property, known as 235 Hillsboro Place, 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 4th day of October, 2021.

Carla Worthey

State of Tennessee

County of

On this 4th day of October, 2021, before me the undersigned authority, personally appeared Carla Worthey Carpenter, now known as Carla Worthey, 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

State of Tennessee

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $330,550.00.

Affiant

Sworn and subscribed before me this 4th day of October, 2021.

Notary

My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

True Copy Certification

I, Yvette Meldrum, 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 true and exact copy of the original document executed and authenticated according to law on October 4, 2021.

Signature
October 4, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this October 4, 2021.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025