G#35102-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 743478 DEEDWARR
10/26/2021 10:20:11 AM 2 pgs
Fees: $13.00 Taxes: $1,686.66

20211026-0143627

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,853.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/14/24
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carol T. Criswell	CapStar Bank	131 05 0A 114.00 CO
(NAME)	(NAME)	
114 Jefferson Square	2002 Richard Jones Rd Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ann Webb Betty, an unmarried person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Carol T. Criswell, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. C-114 of Jefferson Square, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Jefferson Square (Section One) Condominiums, of record in Book 4731, Page 332, and amended in Book 5676, Page 31, in Book 5826, Page 693, in Book 8550, Page 3, in Instrument No. 20051027-0130020, and in Instrument No. 20100503-0033416, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto and as amended, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Section One, Jefferson Square Townhouses Condominium Apartments, of record in Plat Book 4675, Page 12, said Register's Office, for placement of Units, for a more complete identification and description of such Unit.

Being the same property conveyed to Ann Webb Betty, unmarried, by Warranty Deed from Kathryn J. Kirk, married, of record in Book 10279, Page 629 in the Register's Office of Davidson County, Tennessee, dated December 03, 1996 and recorded on December 04, 1996 and Re-recorded in Book 10324, Page 662. Also see Divorce Decree and Marital Dissolution Agreement between Kathryn Kirk Harris and David Lee Harris, Final Decree No. 91D-4260 Second Circuit Court for Davidson county Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 114 Jefferson Square, 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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 my hand this 25th day of October, 2021.

Ann Webb Betty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ann Webb Betty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of October, 2021.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024