Karen Johnson Davidson County
Batch# 764691 DEEDWARR
12/01/2021 02:45:34 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20211201-0159127

PREPARED BY (AND RETURN TO):
Wilkins and Ivey Attorneys c

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: (DM) Title No.: 62204
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cecilia Anne Rockey Karen F. Parks 21 Vaughns Gap Road, Unit 11 Nashville, TN 37205	Legacy Home Loans LLC 4004 Hillsboro Pike Ste 216 B Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 129150A01100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walker Casey Reed, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cecilia Anne Rockey and Karen F. Parks, as joint tenants with rights of survivorship,** 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. 11 of Belle Meade Highlands Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A2 to the Master Deed of record in Book 7091, page 302, 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 Aubrey Hiam by Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee, dated January 26, 2005 and recorded on January 31, 2005, of record in Inst. No. 20050131-0010983, Register's Office for Davidson County, Tennessee. The said Aubry Hiam conveyed subject property to W. Casey Reed by Quitclaim Deed, dated January 31, 2005, recorded on January 31, 2005, of record in Inst. No. 20050131-0011222, said Register's Office. By Quitclaim Deed, dated July 15, 2011, recorded November 9, 2011, of record in Inst. No. 20111109-0087748, said Register's Office, Stephanie Marie Mouton Reed conveyed her interest in subject property to Walker Casey Reed, in accordance with the terms of a Marital Dissolution Agreement, Docket No. 09D-3300 in the Fourth Circuit Court for Davidson County, Tennessee.

Subject property is not now, nor has ever been the marital residence for the Grantor.

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

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "A-2" to the Master Deed of record in Book 7091, page 302, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 7091, page 302, amended in Inst. No. 20071025-0126213, Inst. No. 20080424-0042111, Inst. No. 20150520-0046371, Inst. No. 20150818-0083106, 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 Belle Meade Highlands Condominium Association of record in Book 7102, page 223, said Register's Office; and Temporary Easement Agreement of record in Book 11000, page 273, said Register's Office.

This is improved property, known as 21 Vaughns Gap Road, Unit 11, Nashville, TN 37205

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 November, 2021.

W. Casey Reed

Walker Casey Reed

State of Tennessee

County of Davidson

On this 30th day of November, 2021, before me the undersigned authority, personally appeared Walker Casey Reed, 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.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $185,000.00.

Affiant

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

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires: