Karen Johnson Davidson County
Batch# 769542 DEEDWARR
12/08/2021 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20211208-0162441

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $449,900.00.

Kacy Wilson
Affiant

Subscribed and sworn to before me, this 1st day of December, 2021.

Notary Public:
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Kacy Wilson 3100 West End Circle, #206 Nashville TN 37203	New Owner	104-02-4A-210.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John Christopher Bledsoe as Executor of the Estate of Teresa Kay Bledsoe**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Kacy Wilson, unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 206 of the 3100 West End Circle Condominiums, Phase II as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record as Instrument No. 20060419-0044895, amending Master Deed of record as Instrument No. 20050405-0037200, as further amended by Amendment to First Supplement to the Master Deed of record as Instrument No. 20061018-0129536, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said unit being shown as part of Exhibit "A" to said Amendment to First Supplement to the Master Deed, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

BEING the same property conveyed to Teresa K. Bledsoe, unmarried, by Warranty Deed from Chelsea Dugan, unmarried, dated 3/28/2018 and recorded 4/2/2018 in Instrument No. 20180402-0029794, in the Register's Office of Davidson County, Tennessee. The said Teresa K. Bledsoe, also known as Teresa Kay Bledsoe, having since died testate on July 9, 2021, with her Estate being probated under Docket No. 21P-1469, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised subject property to John Christopher Bledsoe. The said John Christopher Bledsoe having been appointed Executor of the Estate of Teresa Kay Bledsoe by Order dated 9/8/2021, in the Probate Court for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all matters contained in Master Deed of record in Instrument No. 20050405-0037200, supplemented in Instrument No. 20060419-0044895, as further amended in Instrument No. 20061018-0129536, Instrument No. 20150729-0074422, Instrument No. 20160415-0036024 and Instrument No. 20170203-0011874, in the Register's Office for Davidson County, Tennessee,

Subject to Charter in Instrument No. 20050408-0038974; Restrictions in Book 571, Page 465 and Book 647, Page 310, in the Register's Office for Davidson County, Tennessee,

Subject to Restrictions in Book 571, Page 465 and Book 647, Page 310, in the Register's Office for Davidson County, Tennessee,

Subject to all matters shown on plat in Book 421, Pages 82 and 83, in the Register's Office for Davidson County, Tennessee,

Subject to Right of Way Easement in Book 778, Page 343, in the Register's Office for Davidson County, Tennessee,

Subject to Storm Water Detention Agreement in Instrument No. 20050630-0075316 and Sanitary Sewer Easements in Instrument No. 20050715-0082454 and Instrument No. 20060912-0112730, in the Register's Office for Davidson County, Tennessee,

This is (__X__) improved (____) unimproved property, known as: 3100 W. End Circle, Unit 206, Nashville, TN 37203

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(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 1st day of December, 2021.

Estate of Teresa Kay Bledsoe

BY: _____
John Christopher Bledsoe, Executor

_____
John Christopher Bledsoe, Individually

State of Colorado
County of Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State John Christopher Bledsoe, with whom I am personally acquainted and proved himself to be the Executor of the Teresa Kay Bledsoe Estate, the bargainor and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of December, 2021.

Commission Expires: _____
Notary Public:

GERI ANN ROSIER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944005177
MY COMMISSION EXPIRES APRIL 4, 2022

State of Colorado
County of Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named John Christopher Bledsoe, individually, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of December, 2021.

Commission Expires: _____
Notary Public:

GERI ANN ROSIER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944005177
MY COMMISSION EXPIRES APRIL 4, 2022

True Copy Certification

I, **Kaz Arbogast,** 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 this the 1st day of December, 2021.

Affiant Signature
Date 12/01/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of December, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024