Karen Johnson Davidson County
Batch# 769722 DEEDWARR
12/08/2021 09:47:18 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20211208-0162657

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, ,

File No.: P21-4045-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Marilyn Williams	Marilyn Williams	117-07-0J-008.00-CO
(NAME)	(NAME)	
2029 Lombardy Avenue	2029 Lombardy Avenue	
(ADDRESS)	(ADDRESS)	
Nashville,TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STACYE L. SIMS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARILYN WILLIAMS, 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 tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 2029 of the Kingsbridge Condominium a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-122, herein referred to as the Act"), and the provisions of the Master Deed for The Kingsbridge Condominiums of record in Book 7105, page 777, as amended in Book 7458, page 15, Register's Office for Davidson County, Tennessee including without

limitation the by-laws appended thereto of record in Book 7105, page 804, as amended in Book 9539, page 564, Register's Office for Davidson County, Tennessee, (collectively the "Master Deed"), to which Master Deed reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Stacye L. Sims, unmarried by Warranty deed from Leo Redell King, Jr. and wife, Nancy Jo King of record in Instrument No. 20101112-0090837 Register's Office for Davidson County, Tennessee, dated November 05, 2010 and recorded on November 12, 2010.

This is improved ☒ property, known as 2029 Lombardy Avenue, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 7 day of Dec, 2021.

Stacye L. Sims by Brett Sheriff Attorney in fact
Stacye L. Sims, by Brett Sheriff, Attorney-in-Fact

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brett Sheriff** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Stacye L. Sims**, as her Attorney in Fact, as the free act and deed of the within named **Stacye**.

Witness my hand and official seal this the 7 day of December, 2021.

My Commission expires: 1-1-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE