Karen Johnson Davidson County
Batch# 777231 DEEDWARR
12/21/2021 10:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,080.40
20211221-0168339

PREPARED BY:
Jeremy B. Bell
Attorney at Law
Copeland & Bell, PLC
P. O. Box 176
Tullahoma, TN 37388

OWNER and REAL PROPERTY TAX RESPONSIBILITY:
Kimberly E. Gilliam
810 1st Ave N., Nashville, TN 37201
TAX BILLS:
Wilson Bank & Trust
P. O. Box 768, Lebanon, TN 37088

Tax Information: Map 082-14; Group A; Parcel 115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, JACK WOMACK, an unmarried man, (hereinafter referred to as "Grantor"), has bargained and sold, and by these presents do hereby transfer and convey to KIMBERLY E. GILLIAM, unmarried, (hereinafter referred to as "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davison County, Tennessee, bounded and described as follows:

> Condominium parcel known as Unit 742, of Riverfront Condominiums, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, as established in the Master Deed establishing a Horizontal Property Regime of record in Instrument Number 20051221-0153160, amended in Instrument Number 20051228-0155671 and Instrument Number 200605128-0058640, together with all amendments thereto in the Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Jack Womack and wife, Judy Womack by Warranty Deed recorded March 20, 2007, of record in Instrument 20070320-0033894, Register's Office for Davidson County, Tennessee. The said Judy Womack died on March 19, 2013, leaving Jack Womack as the fee simple owner of the property as surviving tenant by the entirety.
>
> This conveyance is made subject to Master Deed of record in Instrument 200512210153160, amended by Instrument 200512280155671, amended of by Instrument 200605180058640, and amended by Instrument 201504020029055, Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the By-Laws of record in Instrument 200901090002382, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee ""Horizontal Property Act"" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; pf record aforementioned; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also, including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverfront Condominiums, of record in Instrument 200901090002382, Register's Office, Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's heirs or assigns, forever.

AND Grantor does covenant with the said Grantee, that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND Grantor does further covenant and bind Grantor's heirs and assigns, to warrant and forever defend the title of said land to Grantee, Grantee's heirs or assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15 day of December, 2021.

JACK WOMACK

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally, appeared before me, a notary public in and for the said county and state, the within named JACK WOMACK, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15 day of December, 2021.

ASHLEY GADEKEN NOTARY PUBLIC STATE OF TENNESSEE COFFEE COUNTY

NOTARY PUBLIC
Commission Expires: 3-20-22

* * * *

I, or we, hereby swear or affirm that the actual consideration for their transfer or value of the property transferred, whichever is greater is $292,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me
this 16th day of December, 2021.

NOTARY PUBLIC
My commission expires: 5.2.22

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Aubrey Seavers, 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 December 16, 2021.

(AFFIANT) – Aubrey Seavers

12/16/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 16th day of December, 2021.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY