Karen Johnson Davidson County
Batch# 778468 DEEDWARR
12/22/2021 11:55:10 AM 2 pgs
Fees: $13.00 Taxes: $1,306.10
20211222-0169191

PREPARED BY (AND RETURN TO):
Wilkins and Ivey, Attys

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: (Loan) Title No.: 62217
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donna Lee Michel 268 Myhr Green Nashville, TN 37221	

TAX MAP PARCEL NUMBERS: 142070C06000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$353,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James H. Nash and wife, Barbara M. Nash**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donna Lee Michel, unmarried woman,** 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. 60 of Ashley Green Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 24, amended in Book 6900, page 978 and shown as Exhibit "C" to the Master Deed of record in Book 7184, page 44, 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 James H. Nash and wife, Barbara M. Nash by Warranty Deed from Jeffrey Robert Hanna, Executor of Estate of Leona Hanna, dated July 1, 2013 and recorded on July 3, 2013, of record in Inst. No. 20130703-0069214, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 24, amended in Book 6900, page 978 and shown as Exhibit "C" to the Master Deed of record in Book 7184, page 44, 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 7184, page 44, Book 7482, page 312, Book 7467, page 279 and Inst. No. 20111101-0084880, 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; Easement to Comcast of Nashville I, LLC of record in Inst. No. 20170206-0012423, said Register's Office; and Agreement for Public Utilities Easement to Harpeth Valley Utilities District of record in Inst. No. 20060724-0088823, said Register's Office.

This is improved property, known as 268 Myhr Green, Nashville, TN 37221

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 21st day of December, 2021.

James H. Nash

James H. Nash

Barbara M. Nash

Barbara M. Nash

State of Tennessee

County of Davidson

On this 21st day of December, 2021 before me the undersigned authority, personally appeared James H. Nash and Barbara M. Nash, 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.

Notary

My Commission Expires: _____

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

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: $353,000.00.

Affiant

Sworn and subscribed before me this 21st day of December, 2021.

Notary

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY