Karen Johnson Davidson County
Batch# 783455 DEEDWARRSP
01/03/2022 04:02:30 PM 4 pgs
Fees: $23.00 Taxes: $810.30
20220103-0000821

This instrument prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
File No.: 202111127/

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of December, 2021, by and between , Benjamin G. Writght and Tene S. Wright, a married couple, party of the first part, and **Kayla Lynn Joyner**, an unmarried woman , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A CERTAIN CONDOMINIUM Apartment in Davidson County, Tennessee, being Unit No. 164 of Timber Lake Condominiums, a horizontal property regime created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee code Annotated, as shown on plat of Timber Lake Condominiums of record in Plat Book 6250, Page 219 and Plat Book 5200, Page 342, Register's Office for said County, and described in a Master Deed recorded in Book 6549, Page 475, and by Instrument of Clarification at Book 6561, Page 141, and by Instrument of Correction to Master Deed of record in Book 7153, Page 617, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Timber Lake Condominiums contained in the Master Deed and By-Laws appended thereto recorded in Book 6549, Page 475, by Instrument of clarification in Book 6561, Page 141, and by Instrument of Correction in Book 7153, Page 617, and By-Laws in Book 6549, Page 520, said Register's Office, are incorporated in this deed by reference and made a part hereof as if copied herein verbatim.

Being the same property conveyed to Benjamin G.Wright and wife, Tene S. Wright, by virtue of that certain Warranty Deed dated February 10, 2007, and being of record at Instrument No. 20070302-0026250 in the Register's Office of Davidson County, Tennessee.

Being all or part of the same property conveyed to Benjamin G.Wright and wife, Tene S. Wright

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

The lien of the following general and special taxes for the year or years specified and subsequent years: 2021 Davidson County taxes, being liens due and payable.

Subject to all matters of record in Plat Book 6250, Page 219 and Book 5200, Page 342, in the Register's Office of Davidson County, Tennessee.

Easements of record at Instrument No. 20180207-0012286, as recorded in the said Register's Office.

Charter recorded at Book 6546, Page 947, in the said Register's Office.

Reservations, conditions, powers, easements, options, covenants, agreements and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed establishing horizontal property regime for record under Master Deed of record at Book 6549, Page 475, as amended at Book 6549, Page 520, Book 6561, Page 141 and Book 7153, Page 617 in the Register's Office including all exhibits attached thereto and incorporated therein by reference and /or any instrument creating the estate or estates hereby insured as shown on Schedule A hereof, and any other allied instrument referred to in and aforesaid instruments.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

NOTE: Notwithstanding any provision to the contrary herein, this Commitment shall cease and terminate one year after the effective date hereof.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through, or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and

pronouns shall be construed according to their proper gender and number according to the context hereof. WITNESS the signature of the party of the first part the day and year first above written.

Benjamin G. Wright

Tene S. Wright

FELICIA O BROWN
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0728769
My Commission Expires Sep 15, 2028

STATE OF Indiana
COUNTY OF Marion

On this 23rd day of December, 2021 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Benjamin G Wright, Tene S Wright, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged ~~himself/herself to be the~~ that they ~~of the within-named bargainor, a~~ ~~, and that he/she as such~~ ~~being authorized so to do~~ executed the foregoing instrument for the purposes therein contained ~~by signing the name of the corporation by himself/herself as such~~.

WITNESS my hand and official seal at office this 23rd day of December, 2021.

Notary Public Felicia O Brown

My Commission Expires: 09.15.2028

STATE OF Tennessee
COUNTY OF Davidson

On this ____ day of December, 2021 before me the undersigned Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the _____ of the within-named attorney-in fact, _____, and that he/she as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the national bank by himself/herself as such _____ which corporation acknowledges itself to be the attorney-in-fact for , the within-named bargainor, and that it as such Attorney-in-fact executed the foregoing instrument as the free act and deed of said .

WITNESS my hand and official seal at office this 23rd day of December, 2021.

Notary Public

My Commission Expires: 11-3-25

SHERYL A. CALLICOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address :	Kayla Lynn Joyner 217 Timberway Dr. Nashville, TN 37214
Property Address:	217 Timberway Dr Nashville, TN 37214
Mail Tax Bills to:	Kayla Lynn Joyner
Tax Parcel No.:	108070B16400CO
Firm File #:	202111127/

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $219,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of December, 2021.

NOTARY PUBLIC

SHERYL A. CALLICOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11.3.25

Certificate of Authenticity

I, Holly A Mason, 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 12/27/21.

Affiant Signature

12/27/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of December, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 2-8-22