Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1016

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Barbara Pardue, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joanna Shaw Wiley,** 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. 24E on the Plan of Royal Oaks Towers Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Act, as shown on the Plan to the Master Deed of record in Book 4460, Page 189, corrected in Book 4728, Page 756, Register's Office for said County, to which source reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the the general and limited common elements of the Condominium.

Being the same property conveyed to Mary Barbara Pardue by Warranty deed from Elizabeth A. Braswell, married, formerly Elizabeth A. Worrell of record in Instrument No. 200505050050889 Register's Office for Davidson County, Tennessee, dated May 4, 2005 and recorded on May 5, 2005. Mary Barbara Pardue authorized Katie Morel to sign as her attorney-in-fact pursuant to Power of Attorney of record in Instrument No. 20220105-0002253, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 4505 Harding Pike #24E, Nashville, TN 37205.**

**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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

Karen Johnson Davidson County
Batch# 787610 **DEEDWARR**
01/11/2022 12:30:26 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20220111-0003463

**NEW OWNER:**
**Joanna Shaw Wiley**
**4505 Harding Pike #24E**
**Nashville, TN 37205**

**RESPONSIBLE FOR TAX PAYMENT**

**TAX MAP-PARCEL #:**
**116-03-0A-031.00**

**WITNESS THE EXECUTION HEREOF** this 7th day of January, 2022.

Mary Barbara Pardue by Katie Morel, attorney in fact
**Mary Barbara Pardue by Katie Morel, Attorney in Fact**

**State of Tennessee )**
**County of Davidson )**

On this the 7th day of January, 2022 before me personally appeared Katie Morel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Barbara Pardue, acknowledged that such person executed the same as the free act and deed of Mary Barbara Pardue.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 225,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of January, 2022.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON