

THIS INSTRUMENT WAS PREPARED BY	STATE OF Tennessee COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue, Suite 540 Nashville, TN 37203 P22-4075-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00**. Dolores Heller Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2022. Notary Public MY COMMISSION EXPIRES: Jan 8 2024 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 788631 **DEEDWARR** 01/12/2022 11:43:32 AM 2 pgs Fees: $13.00 Taxes: $925.00 20220112-0004245	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Dolores Heller	Dolores Heller	MAP:
1900 Richard Jones Road, N-4	1900 Richard Jones Road, N-4	PARCEL: 117-15-0A-148.00-CO
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MARY E. FITZPATRICK, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOLORES HELLER, an unmarried woman**

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:

Land in Davidson County, Tennessee, being Parcel No. 148, being Unit No. N-4, on the plat of Green Hills Terrace of record in Plat Book 5200, page 64 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made, and being further established by the Master Deed of record in Book 5304, page 702 and as amended in Book 7841, page 557, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Thomas J. Fitzpatrick and wife, Mary E. Fitzpatrick by Warranty deed from The Estate of Ellouise W. Leonard, deceased, by and through the Executor, E. Cameron Leonard, of record in Instrument No. 20100318-0020321 Register's Office for Davidson County, Tennessee, dated March 01, 2010 and recorded on March 18, 2010. The said Thomas J. Fitzpatrick having since died on July 10, 2017.

This is UNIMPROVED ✠ IMPROVED property known as: **1900 Richard Jones Road, N-4, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my/our hand(s) this the 11th day of January, 2022.

Mary E. Fitzpatrick

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary E. Fitzpatrick, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11 day of January, 2022.

My Commission Expires: Jan 8 2024

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN