Karen Johnson Davidson County
Batch# 810374 DEEDWARR
02/23/2022 02:40:20 PM 2 pgs
Fees: $13.00 Taxes: $490.25
20220223-0020656

PREPARED BY (AND RETURN TO):
Wilkins and Ivey Attorneys

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: (DM) Title No.: 62415
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
PNE Investments, LLC P.O. Box 301 Brentwood, TN 37024	NEW OWNER

TAX MAP PARCEL NUMBERS: 133140A05900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$132,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna Marie Cathey Leger Merryman, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **PNE Investments, LLC** 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. E-1 of the Village of Grassmere, formerly Oakcrest Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 413 and established by the Master Deed of record in Book 5884, page 960, amended and restated in Book 9559, page 939, Inst. No, 20041102-0131823, Inst. 20060630-0078687 and Inst. No. 20070301-0025595, 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 Anna Marie Cathey Leger, a single woman, by Warranty Deed from Amy M. Thomas, a single woman, dated October 27, 2015 and recorded on November 6, 2015, of record in Inst. No. 20151106-0113425, Register's Office for Davidson County, Tennessee. The said Anna Marie Cathey Leger is now known as Anna Maria Cathey Leger Merryman.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 413 and established by the Master Deed of record in Book 5884, page 960, amended and restated in Book 9559, page 939, Inst. No, 20041102-0131823, Inst. 20060630-0078687 and Inst. No. 20070301-0025595, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5884, page 960, amended and restated in Book 9559, page 939, Inst. No. 20041102-01311823, Inst. No. 20060630-0078687, and Inst. No. 20070301-0025595, 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; Charter of Oakcrest Condominium Association of record in Book 5860, page 930, said Register's Office, now known as Villages of Grassmere Owner's Association, Inc.

This is improved property, known as 420 Elysian Fields Road, # E-1, Nashville, TN 37211

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 22nd day of February, 2022.

Anna Marie Cathey Leger Merryman

Anna Marie Cathey Leger Merryman

State of Tennessee

County of Davidson

On this 22nd day of February, 2022, before me the undersigned authority, personally appeared Anna Marie Cathey Leger Merryman, 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: _____

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

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: $132,500.00.

Affiant

Sworn and subscribed before me this 22nd day of February, 2022.

Notary

My Commission Expires: _____

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022