Karen Johnson Davidson County
Batch# 815592 DEEDWARR
03/04/2022 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220304-0025042

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 12-18-22

(AFFIX SEAL)

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rossina Ruiz Seville Gil and Edward David Gil	New Owner	143-01-0A-212-C0
(NAME) 212 Windsor Terrace Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KARL WARDEN, EXECUTOR OF THE ESTATE OF SHERRY MASSEY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EDWARD GIL, A MARRIED MAN,

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 212 on the Plan of Windsor Terrace Condominiums, Phase III, as Exhibit "C" to an amendment to Master Deed, which Amendment is of record in Book 7661, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sherry Massey Winters, a single person by Deed dated July 28, 2006 from Jerry D. Harlan and wife, Regina M. Harlan, recorded August 2, 2006, in Instrument Number 20060802-0094010, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #18928

This *Improved* property is commonly known as: 212 Windsor Terrace Drive, 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 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 22nd day of February, 2022

The Estate of Sherry Massey

By: _____
Karl Warden, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of February, 2022, personally appeared before me, the undersigned, a notary public in and for said State and County, Karl Warden, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting as the Executor of The Estate of Sherry Massey, with the authority to transfer and convey by themselves as Executor under the said The Estate of Sherry Massey.

Witness my hand and official seal this 22nd day of February, 2022.

_____
Notary Signature
My commission expires: 11/3/25

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
J. TRENT LEHMAN

LT&E File #18928

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 22, 2022.

J. Carlton Drumwright

February 22, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 22, 2022.

Notary

My Commission Expires: 12/18/22

