WARRANTY DEED

Karen Johnson Davidson County
Batch# 822412 DEEDWARR
03/15/2022 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20220315-0029907

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$270,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of March, 2022.

Notary Public

My commission expires: 1/14/26
(AFFIX SEAL)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul Huffman **Michelle Huffman**		**131-01-D-090.00co**
9050 Land Grant Pl.	New Owner	
Brentwood, TN 37027		

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

Wayne A. Evans and wife, Michele L. Evans*

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

Paul Huffman and Michelle Huffman, husband and wife

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 Unit 90, also known as Apartment No. 14-F, on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, Page 4, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime, established by Master Deed of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516, and in Instrument No. 20120731-0067332, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wayne A. Evans and wife, Michelle L. Evans by Warranty Deed dated January 12, 2001, from Edna W. Comer, unmarried of record in Instrument No. 20010117-0005185, said Register's Office for Davison County, Tennessee. *Said property was incorrectly conveyed to Michelle L. Evans, and her legal name is Michele L. Evans.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 5200, Page 4, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 5025 Hillsboro Homeowners Association Condominiums, of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516, and as amended in Instrument No. 20120731-0067332, and further see Appointment of Successor Trustee to the Master Deed of record in Instrument No. 20120823-0076049, said Register's Office. By-Laws of 5025 Hillsboro Homeowners' Association Condominiums appended thereto as Exhibit "C" to said Master Deed.**

3) **Charter of 5025 Hillsboro Homeowners Association of record in Book 5233, Page 459, said Register's Office.**

4) **Sanitary Sewers and/or Storm Drainage Easement of record in Book 4308, Page 575, said Register's Office.**

5) **Deed of Conveyance for Sewer Purposes, of record in Book 4308, Page 650, said Register's Office.**

6) **Easement to the Metropolitan Government by and through the Electric Power Board of record in Book 7873, Page 859, said Register's Office.**

7) **Grant of Easements to Comcast of Nashville, LLC, of record in Instrument No. 20110620-0047283 and in Instrument No. 20150505-0040558, said Register's Office.**

8) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 5025 Hillsboro Pike # 14-F, Nashville, TN 37215.

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 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 7th day of March, 2022.

Wayne A. Evans **Michele L. Evans**

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Wayne A. Evans and Michele L. Evans,** the within named sellers, 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 for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this **7th** day of **March, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on March 7, 2022.

Affiant Signature

3.7.22
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 7 day of March, 2022.

Christina Indrei
Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY