Karen Johnson Davidson County
Batch# 830162 DEEDWARR
03/29/2022 08:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,813.00
20220329-0035815

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

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.: 62447
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Christopher K. Styles<br>Tanua A. Styles<br>1032 Belle Terra Circle<br>Brentwood, TN 37027 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 105140D10700CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$490,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gayle E. Ray and James V. Smith, tenants in common, a married couple,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher K. Styles and Tanua A. Styles, husband and wife,** 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. 107 of The Lofts on Eighth, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Inst. No. 20061116-0142670, 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 proeprty conveyed to Gayle Ray and James Smith, wife and husband, by Warranty Deed from Cyrus Chi-Ho Wong, unmarried, dated April 26, 2016, and recorded on April 28, 2016, of record in Inst No. 20160428-0041692, amended in Inst. No. 20071227-0148044, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 23, 2016, recorded June 28, 2016, of record in Inst. No. 20160628-0065593, said Register's Office, subject property was conveyed to Gayle E. Ray and James V. Smith as tenants in common.

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 Inst. No. 20061116-0142670, amended in Inst. No. 20071227-0148044, 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 Inst. No. 20061116-0142670, amended in Inst. No. 20071227-0148044, 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; Easement for sanitary sewers and/or storm drainage water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Inst. No. 20070305-0026833, said Register's Office; Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

**This is improved property, known as 2201 8th Avenue South, # 107, Nashville, TN 37204**

**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 17th day of March, 2022.

Gayle E. Ray

**Gayle E. Ray**

**James V. Smith**

**State of Tennessee**

**County of Davidson**

On this 17th day of March, 2022, before me the undersigned authority, personally appeared Gayle E. Ray and James V. Smith, 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.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

**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: $490,000.00.

Affiant

Sworn and subscribed before me this 18th day of March, 2022.

Notary

My Commission Expires: 1/14/26

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Elizabeth Paschall, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic 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 18, 2022.

Affiant Signature

3/18/22
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 18th day of March, 2022.

Christina Indrei
Notary

My Commission Expires: 8/10/22

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY