Karen Johnson Davidson County
Batch# 844256 DEEDWARR
04/22/2022 12:21:26 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20220422-0046857

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Telicia Montague, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jill Webb-Hill, unmarried**, 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 certain condominium apartment in Davidson County, Tennessee, being Unit No. 403 on the Plan of Wellington Arms, a condominium development, as shown on plat of record in Book 5200, Page 316, Register's Office for said County, to which plan reference is hereby made for a more particular description, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed of record in Book 5721, Page 241, as corrected in Book 5740, Page 897 and amended in Instrument No. 20001205-0119242, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Telicia Montague by Quitclaim Deed from Shirley Easterwood, dated October 29, 2015, of record in Instrument No. 20151110-0114404, Register's Office, Davidson County, Tennessee.

The subject property has not been the primary residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4225 Harding Pike #403, Nashville, TN 37205.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Jill Webb-Hill **4225 Harding Pike #403** **Nashville, TN 37205**	**new owner**	**103-16-0C-403.00CO**

WITNESS THE EXECUTION HEREOF this 14th day of April, 2022.

Telicia Montague

State of Tennessee)
County of Davidson)

On this 14th day of April, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Telicia Montague, the bargainor(s), 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 Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 320,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of April, 2022.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON