Karen Johnson Davidson County
Batch# 845323 DEEDWARR
04/26/2022 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220426-0047565

# WARRANTY DEED

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

O-VRES-22-4487-61

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/03/2026

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Holly Hicks** | same | |
| (NAME) | (NAME) | **103-15-0B-061.00-CO** |
| **4487 Post Pl #61** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELISABETH L. ASHLEY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOLLY HICKS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 61 of Lion's Head Condominium, a Condominium or horizontal property regime shown on a Plan of record in Book 5200, page 82, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Elisabeth L. Ashley by Warranty deed from Sencer Kosereisoqlu of record in Instrument No. 20040610-0068681 Register's Office for Davidson County, Tennessee, dated June 02, 2004 and recorded on June 10, 2004.

This conveyance is subject to:

- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 82 and Plat Book 4675, Page 134, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of record in Book 5342, Page 2, in the Register's Office for Davidson County,Tennessee.
- By-Laws of Lions Head Condominium Apartments appended to Master Deed of record in Book 5340, Page 121, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewers and/or Storm Drainage of record in Book 6909, Page 212 and Book 7196, Page 827, in the Register's Office for Davidson County, Tennessee
- Easement(s) for Sewer Line purposes of record in Book 3224, Page 527 and Book 3376, Page 102, in the Register's Office for Davidson County, Tennessee.
- Easement to construct and maintain a pipe line for natural gas granted to Nashville Gas Co., of record in Book 3969, Page 788, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4995, Page 32 and Book 4889, Page 140, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC, its successors and assigns, of record in Instrument No. 20120521-0043889, in the Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473 and Instrument No. 20040716-0085277, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Easement to Piedmont Natural Gas Company, Inc. of record in Instrument Number

20150831-0087898 and 20181012-0101325, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement granted to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of record in Book 4495, Page 32, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4487 Post Pl #61, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13 DAY OF APRIL, 2022.

Elisabeth L. Ashley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELISABETH L. ASHLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2022.

Notary Public
My Commission Expires: 5-2-22
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 13 April, 2022.

Custodian's Signature — 04/13/2022 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 13th day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

