Karen Johnson Davidson County
Batch# 854099 DEEDWARR
05/12/2022 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220512-0054582

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P22-13301-BW

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/03/2025

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise Richards and Norman Jerre Richards, Jr.	**New Owners**	
2025 Woodmont Boulevard Unit 235	**514 Clematis Drive**	117-11-0J-235.00-CO
Nashville, TN 37215	**Nashville, TN 37205**	
(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, **Paul Abbey and wife, Carolyn Abbey**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Denise Richards and Norman Jerre Richards, Jr., Wife and Husband**

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 tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee , being Unit No. 235 of The Hillmont Condominiums, a Horizontal Property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20040209-0015685, rerecorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, 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 property conveyed to Paul Abbey and wife, Carolyn Abbey by Warranty deed from Nasir Shakouri, Unmarried of record in Instrument No. 20140606-0049407 Register's Office for Davidson County, Tennessee, dated June 02, 2014 and recorded on June 06, 2014.

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.

This is improved property known as **2025 Woodmont Blvd, #235, 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, 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 our hands this the 13th day of April, 2022.

Paul Abbey

Paul Abbey

Carolyn Abbey

Carolyn Abbey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

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

Notary Public
My Commission expires: 9/2/24

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

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

Notary Public
My Commission expires: 9/2/24

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 April 13TH 2022.

Affiant Signature

04/13/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 13TH day of April, 2022.

Notary Public

Notary's Seal:

