Karen Johnson Davidson County
Batch# 856085 DEEDWARR
05/16/2022 12:19:30 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20220516-0056055

When recorded, return to:
Mid-State Title & Escrow, Inc.
128 Holiday Court Suite 125
Franklin, TN 37067

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-17246-KS

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2022.

Notary Public
My Commission Expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeannie Marie Beard 3911 Dodson Chapel Road #21 Nashville, TN 37076	Jeannie Marie Beard 3911 Dodson Chapel Road #21 Nashville, TN 37076	086-14-0C-021-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Anne Lewis Hicks, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Jeannie Marie Beard, unmarried, hereinafter called the Grantee, her 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, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 21, ON THE PLAN OF HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN OF VILLAS OF WOODHAVEN AS SHOWN AS EXHIBIT.A-2 OF THE MASTER DEED CALLED WOODHAVEN CONDOMINIUMS, WHICH IS ONE IN THE SAME AS OF RECORD IN INSTRUMENT NO. 20011005-0108857, AMENDMENT TO MASTER DEED OF RECORD IN INSTRUMENT NO. 20170524-0051721, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to Anne Lewis Hicks, unmarried by Warranty Deed from Katherine Lynne McClintock, unmarried of record as Instrument No. 20190621-0060212 in the Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 21, 2019.

This is improved property located at **3911 Dodson Chapel Road, #21, Nashville, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year **2022**, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May, 2022.

GRANTOR:

Anne Lewis Hicks

Anne Lewis Hicks

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anne Lewis Hicks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of May, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

True Copy Certification

I, Yvette Meldrum, 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 May 4, 2022

Signature 5/4/22 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of May, 2022

Notary's Signature

My Commission Expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024