Name and Address of New Owner:
Liam Donnell
1521 57th Avenue North
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 856483 DEEDWARR
05/17/2022 10:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20220517-0056565

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Easy Close, LLC
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 091-06-0M-027.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elizabeth Worley Ford F/K/A Elizabeth A. Worley and husband Caleb Anthony Ford, and Mary E. Worley, Trustee of the Mary E . Worley Revocable Trust under Trust Agreement dated March 11, 2014, as tenants in common**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Liam Donnell, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 27 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit " C " to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Elizabeth A. Worley, a single woman and Mary E . Worley, Trustee of the Mary E. Worley Revocable Trust under Trust Agreement dated March 11, 2014, as tenants in common, by Special Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170124-0007585, Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 24, 2017. (Value of consideration shown in aforementioned deed $248,200.00.)

For informational purposes only: Being also known as 1521 57th Avenue North, Unit 27, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS

SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of May, 2022.

Caleb Anthony Ford

Elizabeth Worley Ford

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Caleb Anthony Ford** and **Elizabeth Worley Ford** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2022.

Notary's Signature
My commission expires: 3/3/25

STEVEN P. DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

By: Mary E. Worley, Trustee
Mary E. Worley, Trustee of the Revocable
Trust under Trust Agreement dated March 11, 2014

State of ~~Tennessee~~ Missouri
County of ~~Davidson~~ Stoddard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary E . Worley, Trustee of the Revocable Trust under Trust Agreement dated March 11, 2014** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2022.

Janet M. Palmer
Notary's Signature
My commission expires: 9/10/2023

JANET M. PALMER
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for Stoddard County
My Commission Expires 9/10/2023
Commission # 14818496

~~AFFIDAVIT~~ OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $470,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kelly Green Elam
(Affiant)

Sworn to and subscribed before me this
5th day of May, 2022.

Notary Public
My commission expires: 11/8/22
File No. EC-22-24

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5/16/2022.

Affiant Signature

5/16/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of May, 2022.

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON