Karen Johnson Davidson County
Batch# 866070 DEEDWARR
06/01/2022 02:51:46 PM 2 pgs
Fees: $13.00 Taxes: $2,904.50
20220601-0063394

WARRANTY DEED

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$785,000.00.**

Margery Stoll
Affiant

Subscribed and sworn to before me, this the 26 day of May, 2022.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Margery Stoll	new owner	**Map 131-02-M Parcel 019.00**
403 Village Hall		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

M. M. DeCuyper, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margery Stoll, unmarried

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 Condominium Apartment in Davidson County, Tennessee, being Unit 2160 of Village Hall (also known as 403 Village Hall Place), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20050510-0052650, amended in Instrument No. 20060601-0064170 and Instrument No. 20091016-0096028, 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 M.M. DeCuyper and husband, F.A. DeCuyper, by Warranty Deed dated February 29, 2012 from Beverly J. Hendrick, unmarried, of record in instrument No. 20120301-0017943, Register's Office of Davidson County, Tennessee,. F.A.. DeCuyper having since died on September 2, 2017. The property is vested in M.M. DeCuyper as the surviving tenant by the entirety.

Conveyance of the above described property is subject to the following: 1) The Plan of record shown as Exhibit "B" to the Master Deed in Instrument No. 20050510-0052650, amended in Instrument No. 20060601-0064170 and in Instrument No. 20091016-0096028, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which Plan reference is hereby made for a more complete description. 2) Possible burial vault in a pile of dressed stones at the northerly portion of said Plat. 3) Stormwater Detention Agreement of record in Instrument No. 20040720-0086493, said Register's Office. 4) A 30X40 foot Bell South Easement of record in Book 11740, Page 614, said Register's Office. 5) Subject to the provisions of the condominium Master Deed of record in Instrument No. 20050510-0052650, amended in Instrument No. 20060601-0064170 and in Instrument No. 20091016-0096028, amendment to By-Laws of record in Instrument No. 20130422-0039977, Instrument No. 20131204-0123748, Rules and Regulations amended in Instrument No. 20140801-0069319 and Instrument No. 20161128-0124628,Instrument No. 20170324-0028757 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens, and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition or restriction would violate 42 USC 3604c. 6) Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, of record in Instrument No. 20140630-0057297, said Register's Office. 7) Taxes for the current year prorated and assumed by the Trustee.

This is improved (____) Unimproved (____) property, known as **403 Village Hall, Nashville, TN 37215**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-VHES-22-403

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 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 my/our hand(s) this 24 day of **May, 2022.**

M M DeCuyper

M. M. DeCuyper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **M. M. DeCuyper,** the within named seller, 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 and official seal at Nashville, Tennessee, this 24 day of **May, 2022.**

JM

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24