WARRANTY DEED

Karen Johnson Davidson County
Batch# 876877 DEEDWARR
06/23/2022 02:49:25 PM 2 pgs
Fees: $13.00 Taxes: $2,040.55

20220623-0071977

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $551,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2022

Notary Public
MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Gore & Reynolds, PLLC
Phoenix Title Services, LLC
121 First Avenue South #200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sueann Wade Hely	Regions Bank d/b/a Regions Mortgage	116 03 0G 014.00
(NAME) 4205 Ashley Park Drive	(NAME) Department 2520 PO Box 2153	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Birmingham, AL 35287-2520	
(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 considerations, the receipt of which is hereby acknowledged, I **Emily Patridge, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sueann Wade Hely,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 4205 as shown on the Plan of Ashley Park, as established by a Master Deed of record in Book 7128, Page 29, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit E of said Master Deed. Reference is hereby made to the Plat of Ashley Park Condominium set forth in Exhibit A of said Master Deed for a more complete description of said unit.

Being the same property conveyed to Emily Patridge, by Warranty Deed from Somer Mishu, unmarried, of record in Instrument No. 20130502-0044489, in the Register's Office of Davidson County, Tennessee, dated May 01, 2013, and recorded on May 02, 2013.

This conveyance is subject to:
The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed in Book 7128, page 29, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Subject to the provisions of the condominium Master Deed of record in Book 7128, page 29, amended in Instrument No. 20070802-0091819, 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, conditions or restrictions would violate 42 USC 3604c. Charter of Ashley Park Condominium Association, Inc., of record in Book 7139, page 829, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4205 Ashley Park Drive, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 22nd day of June, 2022.

Emily Patridge

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Patridge, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of June, 2022.

Notary Public:
My Commission Expires: 11/10/25

RETURN TO:

K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY