Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

Karen Johnson Davidson County
Batch# 888142 DEEDWARR
07/13/2022 10:44:20 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20220713-0080498

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 1st day of July, 2022.

Notary Public

My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kimberly Geddes	**New Owner**	**133-11-0A-038.00CO**
500 Paragon Mills Road, Unit F-4		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Elizabeth Standley, Trustee of The Elizabeth Faye Standley Revocable Trust, under agreement dated January 14, 2020

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

Kimberly Geddes

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:

Land in Davidson County, Tennessee, being Unit No. F-4, Canterbury Hall Condominium Apartments, a horizontal property regime, established by Master Deed of record in Book 5440, Page 255, as amended in Book 5441, Page 819 and amended in Book 5865, Page 101, the Plat of which is of record in Plat Book 5200, Page 159, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Herman J. Standley and wife, Elizabeth Standley by Warranty Deed from Teresa L. Dean, a single woman, dated August 29, 2006, of record in Instrument No. 20060906-0110141, Register's Office for Davidson County, Tennessee. Said property being further conveyed to The Elizabeth Faye Standley Revocable Trust, under agreement dated January 14, 2020 by Quitclaim Deed from Elizabeth Standley, as fee simple owner, dated January 14, 2020, of record in Instrument No. 20200122-0007712, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 5200, Page 159, Register's Office for Davidson County, Tennessee.
Master Deed of record in Book 5440, Page 255, amended in Book 5441, Page 819, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 5440, Page 298, amended in Book 5865, Page 101, Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090615-0055410, Instrument No. 20140924-0087652 and Instrument No. 20190118-0005331, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 4308, Page 647 and Book 4337, Page 544, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 5446, Page 152 and Book 7283, Page 92, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 500 Paragon Mills Road, Unit F-4, Nashville, TN 37211

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 1st day of July, 2022

The Elizabeth Faye Standley Revocable Trust, under agreement dated January 14, 2020

By: _____
Elizabeth Standley, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth Standley**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Elizabeth Faye Standley Trust**, a revocable trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 1st day of July, 2022.

_____
Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: **22-394**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027