Name and Address of New Owner:
Ronald Chancey and Linda Chancey
104 Windsor Terrace Drive
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 888150 DEEDWARR
07/13/2022 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.13
20220713-0080511

Send Tax Bills To:
Same as new owner

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

Map & Parcel No: 143-01-0A-104-00-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, **Carol Pepper Frageman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ronald Chancey and Linda Chancey, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A Condominium Apartment in Davidson County, Tennessee being Unit No. 104 of Windsor Terrace Condominiums, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, shown on the Plan to the Master Deed of record in Book 6250, page 869, and shown as Exhibit "C" to the Master Deed, of record in Book 7150, page 921, Register's Office, Davidson County, Tennessee, to which 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 Carol Pepper Frageman, unmarried, by Warranty Deed from Diane R. Wright and husband, G. Richard Wright of record in Instrument No. 20061027-0133631 Register's Office for Davidson County, Tennessee, dated October 19, 2006 and recorded on October 27, 2006. (Value of consideration shown in aforementioned deed $234,500.00.)

Being the same property conveyed to Carol Pepper Frageman and Beth Ann Levene by Quitclaim Deed from Carol Pepper Frageman, unmarried, of record in Instrument No. 20061103-0137164 Register's Office for Davidson County, Tennessee, dated October 19, 2006 and recorded on November 03, 2006. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Carol Pepper Frageman by Quitclaim Deed from Beth Ann Levene, of record in Instrument No. 20180430-0040225 Register's Office for Davidson County, Tennessee, dated April 19, 2018 and recorded on April 30, 2018. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 8th day of July, 2022.

Carol Pepper Frageman (SEAL)

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF ~~DAVIDSON~~ FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carol Pepper Frageman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of July, 2022.

Commonwealth of Pennsylvania - Notary Seal
NICHOLAS BLUSH - Notary Public
Franklin County
My Commission Expires April 27, 2025
Commission Number 1396817

Notary Public
My commission expires: 4/27/2025

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 $464,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of July, 2022.

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/8/22

File No. ST-22-481

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 7.8.22.

Affiant Signature

7.8.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8 day of July, 2022.

Notary Signature

My Commission Expires: 11/8/22

