Karen Johnson Davidson County
Batch# 890737 DEEDWARR
07/19/2022 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20220719-0082471

# WARRANTY DEED

File #2022-29

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $489,900.00.

Affiant

Subscribed and sworn to before me on July 18th, 2022.

NOTARY PUBLIC
My Commission Expires: 01-06-2025

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL #: |
|---|---|---|
| Meghan R. Hibey<br>702 Wedgewood Park,<br>Unit 202<br>Nashville, TN 37203 | Same Owner | 105-10-0C-004.00CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JEFFREY L. AUSTEN AND RAMONA A. AUSTEN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MEGHAN R. HIBEY, AN UNMARRIED WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Unit Number B-202 of Wedgewood Park, Phase III, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase III, of record as Instrument No. 20070731-0090822 in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit "B" therein. Said Second Supplement annexes the subject property in the Master Deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804 as, amended by Instrument Nos. 20060216-0019060, 20060228-0022838 and 20110329-0024200, Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.**

**Being the same property conveyed to JEFFREY L. AUSTEN AND RAMONA A. AUSTEN, HUSBAND AND WIFE, by deed from JON M. SAN ROMAN, UNMARRIED, of record as Instrument No. 20170317-0026411, dated March 16, 2017, said Register's Office.**

**Being further conveyed to JEFFREY L. AUSTEN AND RAMONA A. AUSTEN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed from JEFFREY L. AUSTEN AND RAMONA A. AUSTEN, HUSBAND AND WIFE, of record as Instrument No. 20171211-0126237, dated November 30, 2017, said Register's Office.**

**Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).**

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 702 Wedgewood Park, Unit 202, Nashville, TN 37203.

**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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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** our hands on July 9, 2022.

**Grantor:**

**Jeffrey L. Austen**

**Grantor:**

**Ramona A. Austen**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JEFFREY L. AUSTEN AND RAMONA A. AUSTEN**, the within named bargainor, 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 9th day of July, 2022.

My Commission Expires Nov. 6, 2024

Notary Public

My commission expires: _____

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a licensed attorney and/or the custodian 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 07/09/2022.

Date

Jill M Neely

Affiant Signature

07/18/2020

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of July, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)