Karen Johnson Davidson County
Batch# 891980 DEEDWARR
07/21/2022 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220721-0083690

Warranty Deed

STEVE MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this the 18th day of July, 2022. Notary Public My commission expires: 3-3-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David O'Donnell	New Owner(s)	117-11-0J-122.00-CO
2025 Woodmont Blvd, Unit 122		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL EARL HEDGEPETH, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID O'DONNELL, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 122, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a Horizontal Property Regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Eleby R. Washington, IV, unmarried, and Eleby R. Washington, III and wife, Pamela L. Washington by Warranty deed from Gordon C. MacKenzie, III and wife, Bonnie S. MacKenzie and Robert W. Bargmeyer, married, as joint tenants with right of survivorship of record in Instrument No. 20140723-0065609 Register's Office for Davidson County, Tennessee, dated July 07, 2014 and recorded on July 23, 2014.

Being the same property conveyed to Eleby R. Washington, IV by Quitclaim deed from Eleby R. Washington, III and wife, Pamela L. Washington of record in Instrument No. 20160928-0102248 Register's Office for Davidson County, Tennessee, dated September 14, 2016 and recorded on September 28, 2016.

Being the same property conveyed to Michael Earl Hedgepeth by Warranty deed from Eleby R. Washington, IV and Alicia Washington, husband and wife of record in Instrument No. 20190621-0060252 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 21, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2025 Woodmont Boulevard Unit 122, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of July, 2022.

Michael E Hedgepeth

Michael Earl Hedgepeth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 18th day of July, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Courtney Veronica Hedgepeth, spouse of **Michael Earl Hedgepeth** h, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Courtney Veronica Hedgepeth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 18th day of July, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/21/22 ____ (date of document).

Affiant Signature

07/21/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025