Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 911271 DEEDWARR
09/01/2022 09:58:34 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00



20220901-0098584

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62783
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Judith Howell 4500 Post Road, F-66 Nashville, TN 37205	New Owner

TAX MAP/PARCEL NUMBERS: 103140A06600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$520,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth Haley Davis**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Judith Howell, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. F-66 of The Hillwood (Revised), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 503, Register's Office for said County, to which source 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 Elizabeth Haley Davis, by Warranty Deed from Jan Howard, unmarried, dated October 31, 2018 and recorded on November 2, 2018 of record in Instrument No. 20181102-0108945, Register's Office for Davidson County, Tennessee.

William Carpenter, spouse of Elizabeth Haley Davis, joins in the execution of this instrument solely to convey any and all marital interest he may have in the subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 6250, page 503, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5280, page 464, amended in Book 5281, page 357; Book 6553, page 108; Book 6612, page 155; Book 7702, page 606; Book 7822, page 263; Instrument No. 20081125-0115372; and, Instrument No. 20130326-0029697, 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, assessment, liens and other matters. Charter of the Hillwood Homeowners Association of record in Book 5286, page 122, said Register's Office.

This is improved property, known as 4500 Post Road, F-66, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2022.

Elizabeth Haley Davis

William Carpenter

State of Tennessee

County of Davidson

On this 31st day of August, 2022, before me the undersigned authority, personally appeared Elizabeth Haley Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 24 day of August, 2022, before me the undersigned authority, personally appeared William Carpenter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $520,000.00.

Affiant

Sworn and subscribed before me this 31st day of August, 2022.

Notary

My Commission Expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025