Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4457

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of September, 2022

Notary Public

Commission Expires: 05.21.2025

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Karen Johnson Davidson County
Batch# 920051 DEEDWARR
09/22/2022 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20220922-0105189

Address of New Owner	Send Tax Bills To:	Map & Parcel
Judith Fisher Freed 3180 Parthenon Avenue 101 Nashville, TN 37203	Judith Fisher Freed 1705 Green Hills Pl Nashville, TN 37215	104-02-1C-304.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Curtis Mayer, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Judith Fisher Freed

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 104 of West Leigh Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 2007050400533848, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West Leigh Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit " B" to said Declaration appearing in Instrument No. 20070504-00533848, and Bylaws appended thereto as Exhibit " C" , said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. Said Unit was formerly known as Unit lo4 of the Kingsmont Court Condominium established under Master Deed of record as Instrument No. 20060526-0061 1923, as amended as Instrument No.20070504-0053846, and superseded by the Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, of record as Instrument No. 20070504-00533848, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sondra L. Dunn, an unmarried woman, by Warranty Deed from Shelby C. Baker, an unmarried woman, of record in Instrument No. 20130405-0033895 Register's Office for Davidson County, Tennessee, dated April 3, 2013 and recorded on April 5, 2013.

Being the same property conveyed to Curtis Mayer, a single man, by Warranty Deed from Sondra L. Dunn N/K/A Sondra L. Noble and Jack Noble, wife and husband, of record in Instrument No. 20170509-0046031, Register's Office for Davidson County, Tennessee, dated May 5, 2017 and recorded on May 9, 2017. Curtis Mayer having since married. Meryl Ann Goodwin hereby joins in the execution of this deed to convey any and all rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3180 Parthenon Avenue, 101, 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 GRANTEES, their heirs and assigns forever; and we so covenant with 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.

Dated this the 16th day of September, 2022.

Curtis Mayer by Matthew Solberg, his Attorney-In-Fact

Curtis Mayer by Matthew Solberg, his Attorney-In-Fact

Meryl Ann Goodwin, by Matthew Solberg, her Attorney-In-Fact

Meryl Ann Goodwin, by Matthew Solberg, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Matthew Solberg,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Curtis Mayer and Meryl Ann Goodwin** and acknowledged that he executed the same as the free act and deed of the said **Curtis Mayer and Meryl Ann Goodwin** pursuant to the Specific Power of Attorney(s) recorded in Instrument No._202209220105187__202209220105188__, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 16th day of September, 2022.

A.C. Martin

Notary Signature
My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Holly Ray, 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 September 16 2022.

Date

Holly Ray

Affiant Signature

September 21, 2022

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 05-21-2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

202209220105189