Karen Johnson Davidson County
Batch# 924764 DEEDWARR
10/03/2022 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20221003-0108965

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

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

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62822
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Wayne Pitcock James R. Steelman Stacy D. Steelman 934 Governors Court # 113 Antioch, TN 37013	New owner

TAX MAP PARCEL NUMBERS: 181050A11300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Hudgens Leech, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Wayne Pitcock, an unmarried man, as to a fifty percent (50%) undivided interest, and James R. Steelman and Stacy D. Steelman, husband and wife, as to a fifty percent (50%) undivided interest, the two halves as they relate to each other as tenants in common, with right of survivorship,** 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. 113 of Mill Ridge Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Declaration of Covenants Conditions and Restrictions of record in Inst. No. 20180222-0017118, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mary Hudgens Leech, an unmarried woman, by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, dated August 29, 2019 and recorded on August 30, 2019, of record in Inst. No. 20190830-0087673, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of Mill Ridge Condominiums of record in Inst. No. 20180222-0017118, said Register's Office, which Plan shows 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 Covenants, Conditions and Restrictions of record in Inst. No. 20180222-0017118, 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; Declaration of Covenants, Conditions and Restrictions for the Master Regime of Mill Ridge of record in Inst. No. 20180222-0016771 and

Attorney's Certificate of record in Inst. No. 20190726-0073876, said Register's Office; Charter of Mill Ridge Condominium Owner's Association of record in Inst. No. 20190606-0054126, said Register's Office; Charter of Mill Ridge Master Corporation of record in Inst. No. 20190606-0054124, said Register's Office; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, as set out in Maintenance Document for Mill Ridge of record in Inst. No. 20180212-0013648, said Register's Office; Easement to Comcast Cable Communications Management, LLC of record in Inst. No. 20190123-0006610, said Register's Office; Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances for the Metropolitan Government of Nashville and Davidson County of record in Inst. No. 20061219-0156351, said Register's Office; Stormwater Detention Agreement of record in Inst. No. 20061219-0156348, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County of record in Book 10419, page 526, said Register's Office; and Easement for access to Mill Creek of record in Book 2803, page 42, said Register's Office.

This is improved property, known as 934 Governors Court, # 113, Antioch, TN 37013

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 29th day of September, 2022.

Mary Hudgens Leech

State of Tennessee

County of Davidson

On this 29th day of September, before me the undersigned authority, personally appeared Mary Hudgens Leech, 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: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of ~~Davidson~~ Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Jennifer Russell
Affiant

Sworn and subscribed before me this ~~29th~~ 3rd day of ~~September,~~ October 2022.

Notary

My Commission Expires: 10/21/2024

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/29/2022 (date of document).

Jennifer Russell
Affiant Signature

10/3/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3 day of October 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

