Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $360,000.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2022. Notary Public My commission expires: 11-5-2024

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 935058 **DEEDWARR**
10/28/2022 10:44:29 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20221028-0116725

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Phillip Jason Stephenson and Regina L. Stephenson	**New Owner**	**131-01-0D-226.00CO**
6655 River Ridge Drive		
Newburgh, IN 47630		

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, WE,

Lawrence D. Wilson and Teresa D. Wilson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip Jason Stephenson and Regina L. Stephenson, husband and wife

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 226 aka Apt 24 F/G of Georgetown Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as sown on the Plan of record in Book 5200, page 4, 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 5025 Hillsboro Homeowner's Association, a Horizontal Property Regime established by Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133, and Book 6079, page 516, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lawrence D. Wilson and Teresa D. Wilson, husband and wife by Warranty Deed from Leslie N. Glenn and Ray E. Glenn, husband and wife, of record in Instrument No. 20190702-0064218, dated June 27, 2019, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson, Tennessee.
Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133, Book 6079, Page 516, Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 5211, Page 345, amended in Book 6079, Page 516, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer and/or Storm Drainage Easement of record in Book 4168, Page 940 and Book 5308, Page 575, in the Register's Office for Davidson County, Tennessee.
Water and Sewer Services Easement of record in Book 4308, Page 650, in the Register's Office for Davidson

County, Tennessee.
Overhead Line Easement of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
Appointment of Successor Trustee for Master Deed of record in Book 10225, Page 413, Instrument No. 20100505-0033908 and Instrument No. 20120823-0076049, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5025 Hillsboro Pike, 24F, Nashville, TN 37215.

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 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.

Witness my/our hand(s) this 25th day of October, 2022.

* Lawrence D. Wilson by Teresa D Wilson attorney in fact
Lawrence D. Wilson by Teresa D. Wilson attorney in fact

* Teresa D. Wilson
Teresa D. Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Teresa D. Wilson, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2022.

My commission expires: 11-5-2024

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Teresa D. Wilson, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Lawrence D. Wilson, for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Lawrence D. Wilson, and is authorized by Lawrence D. Wilson to execute this instrument on his behalf.

Witness my hand, at office, this 25th day of October, 2020.

My Commission Expires: 11-5-2024

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 22-622
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027