G#36296-2 BOX #14

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Kelli Fay Woodward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/14/24
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 935076 DEEDWARR
10/28/2022 11:15:05 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20221028-0116748

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Kelli Fay Woodward, an unmarried individual<br>104 Windsor Terrace Dr.<br>Nashville, TN 37221 | Lewisburg Banking Company<br>287 North Main Street<br>P. O. Box 278<br>Lewisburg, KY 42256 | 143 01 0A 104.00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ronald Chancey and Linda Chancey, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kelli Fay Woodward, an unmarried individual**, hereinafter called Grantee(s), their heirs and assigns, that 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. 104 of Windsor Terrace Condominiums, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, shown on the Plan to the Master Deed of record in Book 6250, page 869, and shown as Exhibit "C" to the Master Deed, of record in Book 7150, page 921, Register's Office, Davidson County, Tennessee, to which 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 Carol Pepper Frageman by Quitclaim Deed from Beth Ann Levene, dated , of record in Instrument 20180430-0040225, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald Chancey and Linda Chancey, husband and wife by Warranty Deed from Carol Pepper Frageman, dated 07/08/2022, of record in Instrument 20220713-0080511, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 104 Windsor Terrace Dr., Nashville, TN 37221

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 do 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.

Witness my/our hand(s) this the 27th day of October, 2022.

Ronald Chancey

Linda Chancey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ronald Chancey and Linda Chancey, husband and wife with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27th of October, 2022.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

