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

Karen Johnson Davidson County
Batch# 942358 DEEDWARR
11/17/2022 02:20:22 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20221117-0122485

Ivey Title, LLC Ref: (DM) Title No.: 62915
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kayla Hunt 1023 General George Patton Road Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 142090D10200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walker Casey Reed, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kayla Hunt** 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. 1023 together with the carport designated 1023-C of River Plantation, Section Six, Phase One, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, pages 359 and 360, Register's Office for said County, to which such source reference is hereby made for more complete details of description, together with the said appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to W. Casey Reed by Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee, recorded on October 21, 2003, of record in Inst. No. 20031021-0155368, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated July 15, 2011, recorded November 9, 2011, of record in Inst. No. 20111109-0087771, said Register's Office, Stephanie Marie Mouton Reed conveyed her interest in subject property to Walker Casey Reed in accordance with the terms of the Marital Dissolution Agreement of record in Docket No. 9D3300 in the Fourth Circuit Court for Davidson County, Tennessee. W. Casey Reed and Walker Casey Reed are one and the same person.

This property is not a marital residence and, as such, is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute.

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

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, pages 359 and 360, 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 Master Deed of record in Book 5794, page 526, Inst. No. 20050504-0050172, amended in Inst. No. 20080423-0041324, amended by Scrivener's Affidavit of record in Inst. No. 20080429-0043657, amendment to By-Laws of record in Inst. No. 20060512-0056329, amended in Inst. No. 20100415-0028541 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 River Plantation Homeowners Association, Section Six, of record in Inst. No. 20050415-0042393, said Register's Office; Easement to U.S. Sprint Communications Company of record in Inst. No. 20140119-0003778, said Register's Office; and Easement to Comcast of Nashville I, LLC, of record in Inst. No. 20121114-0104723, said Register's Office.

This is improved property, known as 1023 General George Patton Road, 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 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 15th day of November, 2022.

Walker Casey Reed

Walker Casey Reed

State of Tennessee

County of Davidson

On this 14th day of November, 2022, before me the undersigned authority, personally appeared Walker Casey Reed, 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.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

_____
Notary

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: $425,000.00.

Affiant

Sworn and subscribed before me this 15th day of November, 2022.

Notary

My Commission Expires: _____

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