Karen Johnson Davidson County
Batch# 950418 DEEDWARR
12/12/2022 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20221212-0128938

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2022-11-396
Parcel ID: 103 14 0A 061.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Steven H. Simpler and Deborah D. Simpler 4500 Post Rd, F-61 Nashville, TN 37205	Same as New Owner	Map/Parcel 103 14 0A 061.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Judith Nicole Allen, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Steven H. Simpler and Deborah D. Simpler, husband and wife** , ("Grantee") all of right, title and interest in and to that certain real property known as 4500 Post Road F-61, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. F-61, of The Hillwood Revised (a condominium) horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 43, as revised in Book 6250, Page 503, 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 the general and limited common elements of the condominium.

Being the same property conveyed to Judith N. Allen, by Warranty Deed from Alice S. Campbell Meulemans, married formerly know as Alice S. Campbell, of record in Instrument No. 20100216-0011756, in the Register's Office of Davidson County, Tennessee, dated February 12, 2010 and recorded on February 16, 2010.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 12th day of December, 2022.

Judith Nicole Allen

Judith Nicole Allen

STATE OF ~~TENNESSEE~~ New Mexico
COUNTY OF ~~DAVIDSON~~ Santa Fe

On this 8th day of December, 2022, before me personally appeared Judith Nicole Allen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of December, 2022.

Alisha Daniele Moretti

Notary Signature
My commission expires: July 19, 2025

STATE OF NEW MEXICO
NOTARY PUBLIC
ALISHA DANIELE MORETTI
COMMISSION NUMBER 1134953
EXPIRATION DATE 07-19-2025

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 515,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Holly Kay

AFFIANT

Sworn to and subscribed before me this 6 day of December, 2022

Notary Public
My commission expires: 05-21-2025

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

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 December 8, 2022.

Date

Holly Ray

Affiant Signature

December 8, 2022

Date

State of Tennessee

County of Dunelson

Sworn to and subscribed before me this 8 day of December, 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