Karen Johnson Davidson County
Batch# 964976 DEEDWARR
01/27/2023 09:55:41 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20230127-0006289

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$185,000.00**

Subscribed and sworn to before me this 25th day of January, 2023.

APRIL N. BENNETT STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/06/2026 DAVIDSON COUNTY

April Bennett Carla Mr
Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Katie Karl **1035 Heritage Drive** **Madison, TN 37115**	**Same as new owner.**	**042-11-0A-035.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **JUDITH ELAINE WILSON and JOHN R. TANKSLEY, JR.**, have this day bargained and sold, and do hereby transfer and convey unto the said **KATIE KARL, A SINGLE WOMAN**, the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 1035, on the Horizontal Property Regime for Heritage Village Condominium, as recorded in the Master Deed of record In Book 4758, page 179, amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287,Book 9256, page 848, Book 9654, page 906, Instrument No. 20031229-0183195 and Instrument No. 20040804-0093767 and further described in Plat Book 4675, page 46, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CHRISTINE TANKSLEY, by deed from JAMES H. BENSON AND WIFE, JUDY LANE BENSON AND PEGGY J. HARDWICK, UNMARRIED, of record in Instrument No. 200007200071893, dated July 20, 2000, said Register's Office for Davidson County, Tennessee. The said CHRISTINE TANKSLEY having since died intestate on or about September 3, 2022, leaving her interest to her heirs at law, Judith Elaine Wilson and John R. Tanksley, Jr. For further reference see Affidavit of Heirship of record in Instrument No.20230127-0006289 , said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-22-1035

This property is not, nor has it ever been, a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-307 or other applicable statute.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 25th day of January, 2023.

Judith Elaine Wilson

JUDITH ELAINE WILSON

John R. Tanksley Jr.

JOHN R. TANKSLEY, JR.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin Freeman Park, a Notary Public in and for said County and State, **JUDITH ELAINE WILSON,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 25 day of January, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin Freeman Park, a Notary Public in and for said County and State, **JOHN R. TANKSLEY, JR.,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 25 day of January, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC

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