Karen Johnson Davidson County
Batch# 965335 DEEDWARR
01/27/2023 02:31:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230127-0006470

THIS DOCUMENT PREPARED BY:
Brian Shelton
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, TN 37215

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
The Mary Jayne Masters Revocable Trust dated January 12, 2023 4225 Harding Pike Unit 103 Nashville, TN 37205	SAME	103 16 0C 103.00

WARRANTY DEED

KNOW ALL PERSONS by these presents that Mary Jayne Masters (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring the entire interest in the subject parcels of real property, hereby transfers and conveys unto, THE MARY JAYNE MASTERS REVOCABLE TRUST DATED JANUARY 12, 2023, all right, title and interest of the Grantor in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is subject to the matters set forth on Exhibit A, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as they may be amended and supplemented), easements, utility easements, or right of ways for public utilities that appear in the appropriate public record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property and has a good right to convey it; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantor and Grantee acknowledge that this Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS our hands on 12 day of January, 2023.

Mary Jayne Masters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY JAYNE MASTERS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on 12 day of JAN., 2023.

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 1/11/2026

EXHIBIT A
Legal Description

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 103 on the plan of Wellington Arms, a condominium development of record in Book 5200, page 316, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Jayne Masters by deed of record in Book 9737, Page 831, Register's Office for Davidson County, Tennessee.

This property herein conveyed is subject to restrictive covenants of record in Book 5721, Page 241 as corrected in Book 5740, Page 897, said Register's Office, and the matters set forth in the referenced Plan of record.

This conveyance is made subject to all conditions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee.

This Improved property is known as 4225 Harding Road, #103, Nashville, TN 37205.