Karen Johnson Davidson County
Batch# 966105 DEEDWARR
01/31/2023 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20230131-0007264

WARRANTY DEED

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly Barker	Kelly Barker	131-01-0D-106-00
(NAME) 5025 Hillsboro Pike, Unit 14X	(NAME) 5025 Hillsboro Pike, Unit 14X	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ***Bridgette Kelly DaSilva, an unmarried woman***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Kelly Barker and Cathy Piazza, husband and wife***, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 106 also known as Apartment No. 14X on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, Page 4, Register's Office for Davidson County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, said Register's Office.

Being the same property conveyed to Bridgette Kelly DaSilva, unmarried by Warranty Deed from Andre J. Sullivan, an unmarried man, dated 07/06/2018, of record in Instrument 201807120067507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2023 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 5200, Page 4, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 5211, Page 325, and amended in Book 5616, Page 133, and Book 6079, Page 516; Charter recorded 12/15/1977 of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee; Deed to the Homeowner's Association recorded 12/28/1977 of record in Book 5237, Page 589, Register's Office for Davidson County, Tennessee; Subject to a Sewer Easement of record in Book 4308, Page 575, Register's Office for Davidson County, Tennessee; Subject to a Sewer Easement of record in Book 4308, Page 650, Register's Office for Davidson County, Tennessee; Subject to a Transmission Easement of record in Book 7873, Page 859, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5025 Hillsboro Pike, Unit 14X, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of January, 2023.

Bridgette Kelly DaSilva

Bridgette Kelly DaSilva

State of New York
County of RICHMOND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bridgette Kelly DaSilva, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of January, 2023.

J P Moore

Notary Public JOSEPH P MOORE
My Commission Expires: 01/03/2027

JOSEPH P MOORE
Notary Public - State of New York
NO. 02MO6233830
Qualified in Richmond County
My Commission Expires Jan 3, 2027

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

~~$3.00~~ E-RECORDING PAGE FEE

$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 1-30-23.

Tracey Trumphour
Affiant
Date: 1-30-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of January, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY