BOX 10-A

RE
PREMIER ESCROW
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 967227 DEEDWARR
02/03/2023 02:25:32 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20230203-0008099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF FEBRUARY 2023.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Susan Cantrell	**Same as Owner**	**142 07 0C 034.00CO**
(NAME) **405 Bradford Green**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **HERBERT M. WILKERSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA SUSAN CANTRELL, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND 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 34 on the Plan of Ashley Green, a Horizontal Property Regime, as shown on Exhibit "C" of the Master Deed for Ashley Green, a Horizontal Property Regime pursuant to Tennessee Code Annotated Section 66-27-101, et seq., as amended, of record in Book 7184, Page 44, corrected in Book 7467, Page 279, amended in Book 7482, Page 312 and Instrument No. 2011101-0084880, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Ashley Green, a Horizontal Property Regime, the plat filed at Exhibit "C" (page 112) and Bylaws appended thereto as Exhibit "B" (page 71) to said Master Deed are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same Property conveyed to Herbert M. Wilkerson and Martha D. Wilkerson by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association dated March 23, 2011 and recorded March 28, 2011 of record in Instrument No. 20110328-0023260, Register's Office for Davidson County, Tennessee. The said Martha D. Wilkerson also known as Martha Dell Wilkerson having since died September 3, 2022, leaving Herbert M. Wilkerson as the surviving tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as **405 Bradford Green** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37221** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2023 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 6900, Page 978 and in Book 7148, Page 44, said Register's Office; (c) Restrictions of record in Book 7184, Page 44, corrected in Book 7184, Page 279, amended in Book 7482, Page 312 and Instrument No. 201101-0084880 and in Book 7184, Page 71, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand this 1st day of February 2023.

Herbert M. Wilkerson

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Herbert M. Wilkerson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of February 2023.

Commission expires: 5/9/26

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public