Karen Johnson Davidson County
Batch# 972264 DEEDWARR
02/21/2023 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20230221-0011867

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 62989
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ann Christine Zedlitz 17049 North Lakeway Ave. Baton Rouge, LA 70810	New owner

TAX MAP PARCEL NUMBERS: 131050C21900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$540,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lydia Burr Fuqua, now known as Lydia Burr, an unmarried woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann Christine Zedlitz, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 219 of the Hillsborough Condominium, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, page 699, and as further set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6822, page 721, said 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 Lydia Burr Fuqua, a married woman, by Warranty Deed from Judy L. Hoppe, married, dated June 18, 2004 and recorded on June 22, 2004, of record in Inst. No. 20040622-0074101, Register's Office for Davidson County, Tennessee. The said Lydia Burr Fuqua is now known as Lydia Burr.
(see divorce of record in docket 04D-883)
Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, page 699, and as further set out on Exhibit "B" to the Master Deed and By-Laws of record in Book 6822, page 721, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Subject to the terms and conditions of storm water detention agreement by and between Hillsborough Harding Joint Venture and the Metropolitan Government of Nashville and Davidson County, dated September 25, 1985, of record in Book 6702, page 330, said Register's Office.; The provisions of the condominium Master Deed of record in Book 6822, page 721, and Inst. No. 20121105-0101967, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; and Charter of the Hillsborough Condominiums of record in Book 7925, page 64 and Book 8350, page 426,

said Register's Office.

This is improved property, known as 219 Cheswick Court, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of February, 2023.

Lydia Burr Fuqua, now known as Lydia Burr
Lydia Burr Fuqua, now known as Lydia Burr

State of Tennessee

County of Davidson

On this 17th day of February, 2023, before me the undersigned authority, personally appeared Lydia Burr, now known as Lydia Burr, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $540,000.00.

Affiant

Sworn and subscribed before me this 17 day of February, 2023.

Notary

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 8-28-2023

True Copy Certification

I, **Pam Autry,** 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 this the 17th day of February, 2023.

Affiant Signature
Date 02/17/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

