20231046R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $415,000.00. Affiant Subscribed and sworn to before me, this the 28th day of February, 2023. Notary Public My commission expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 975515 DEEDWARR
03/01/2023 11:04:14 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20230301-0014521

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Shaun Jester and Lara Jester	New Owner	**117-11-0J-333.00-CO**
2025 Woodmont Boulevard, 333		
Nashville, TN 37215		

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, WE,

Starling Davis, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shaun Jester and Lara Jester, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 333, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Starling Davis, married by Warranty deed from The Garden Partners, a Tennessee General Partnership of record in Instrument No. 20041123-0140619 Register's Office for Davidson County, Tennessee, dated November 19, 2004 and recorded on November 23, 2004. (Value of consideration shown in aforementioned deed $190,800.00.)

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 2025 Woodmont Boulevard, 333, Nashville, TN 37215.

[signatures appear on the following page]

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), their heirs and 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), 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/OUR HANDS EFFECTIVE AS OF 28th day of February, 2023:

Starling Davis

STATE OF TENNESSEE	)	**INDIVIDUAL ACKNOWLEDGEMENT**
	)	
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Starling Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 28th day of February, 2023.

My Commission Expires: 1/14/26

Notary Public

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY