Karen Johnson Davidson County
Batch# 976912 DEEDWARR
03/03/2023 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230303-0015420

WARRANTY DEED

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2023.

Daniel Thompson
Notary Public

My commission expires: 12/12/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Pamela M. Hawkins	**Pamela M. Hawkins**	**Map 104-08-0-F Parcel 001.00co**
1939 Capers Avenue	1900 Old Natchez Trace ~~1939 Capers Avenue~~	
Nashville, TN 37212	Franklin, TN 37069 ~~Nashville, TN 37212~~	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Wade Bryant, III, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pamela M. Hawkins, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1939 on the Plan of Old Town Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Old Town Condominiums, of record in Book 6625, Page 891, re-recorded in Book 6639, Page 116, addendum in Book 6928, Page 461 and Book 6960, Page 840, re-recorded in Book 6991, Page 1, and further amended in Instrument No. 20121213-0115054, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Old Town Condominiums, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in Book 6625, Page 891, re-recorded in Book 6639, Page 116, and amended in Book 6928, Page 461, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Wade Bryant, III, an unmarried man by Deed dated December 29, 2017, from Marc T. Molyneux, married, of record in Instrument No. 20180103-0000774, Register's Office for Davidson County, Tennessee. Wade Bryant III has since married.

Kallie Whaley Bryant, spouse of the above named Wade Bryant III, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown on Exhibit "C" to the Master Deed and By-Laws in Book 6625, Page 891, re-recorded in Book 6639, Page 116, and amended in Book 6928, Page 461, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Old Town Condominiums of record in Book 6625, Page 891, and re-recorded in Book 6639, Page 116, Addendum to Master Deed and By-Laws in Book 6928, Page 461, and Book 6960, Page 840, re-recorded in Book 6991, Page 1, and further amended in Instrument No. 20121213-0115054, said Register's Office. 3) By-Laws of Old Town Condominiums Homeowners' Association, Inc. of record in Book 6625, Page 928, re-recorded in Book 6639, Page 153, and as amended in Book 8098, Page 576, Register's Office for Davidson County, Tennessee. 4) Charter of Old Town Condominiums Homeowners' Association, Inc. of record in Book 6788, Page 630, amended in Book 7605, Page 192, Register's Office for Davidson County, Tennessee. 5) All matters as shown on Plat Book 332, Page 145, said Register's Office. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **1939 Capers Avenue, Nashville, TN 37212**

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 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/our hand(s) this 1 day of **March, 2023.**

Wade Bryant III

Wade Bryant, III

Kallie Whaley Bryant

Kallie Whaley Bryant

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston **)**

Personally appeared before me, a Notary Public of said County and State, **Wade Bryant, III and Kallie Whaley Bryant,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Charleston (city), South Carolina, this 1 day of **March, 2023.**

Notary Public

My Commission Expires: 06/01/2026

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 03/01/2023 (date of document).

Affiant Signature

03/03/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of March, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

