Karen Johnson Davidson County Batch# 982931 **DEEDWARR** 03/21/2023 02:13:13 PM 2 pgs Fees: $13.00 Taxes: $1,369.00 20230321-0020468	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $370,000.00 Affiant Subscribed and sworn to before me, this the 20th day of March, 2023. Notary Public My Commission Expires: _____ (AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Amy Wigger and Mark Wigger	New Owner	117-07-0H-025.00 CO and
3326 Hillsboro Pike #3326		
Nashville, TN 37215		

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, I,

Josephine Davenport Barringer, unmarried

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

Amy Wigger and Mark Wigger, wife and husband

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:

LAND in Davidson County, Tennessee, being Unit No. 3326, together with Garage #7 as a limited common element, of the Roderick Square Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, at seq., as amended, Tennessee Code Annotated, and as established by Master Deed of Record in Book 6867, Page 385, Registers Office for Davidson County, Tennessee, including without limitation, the Bylaws appended thereto, of record in Book 6867, Page 394, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit and as set forth in said Master Deed. Reference is hereby made to the Plan of Roderick Square Condominiums of record in Book 6250, Page 928, said Register's Office, for a more complete identification and description of said Unit.

BEING the same property conveyed to Josephine Davenport Barringer by Warranty Deed from Michael P. Tabor, dated 8/24/2018 and recorded 8/27/2018 in Instrument No. 20180827-0084857, Register's Office for Davidson County, Tennessee.

See Power of Attorney for Grantor, Michael P. Tabor, of record in Instrument No. 20180827-0084856.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 3326 Hillsboro Pike #3326, 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 Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 20th day of March, 2023.

Josephine Davenport Barringer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josephine Davenport Barringer with whom I am personally acquainted with (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 and official seal at Nashville, Tennessee, this 20th of March, 2023.

Notary Public

My Commission Expires: 9-21-2024

(SEAL)



