Karen Johnson Davidson County
Batch# 985532 DEEDWARR
03/28/2023 10:22:09 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20230328-0022382

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-02-439
Parcel ID: 069 06 0B 057.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Evan Wescott and Elizabeth Wescott 909 Ashland Place Drive Nashville, TN 37218	New Owner	Map/Parcel 069 06 0B 057.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Courtney A. Childers f/k/a Courtney Folkes, and Parker Childers, Wife and Husband,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Evan Wescott, and Elizabeth Wescott, Husband and Wife** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 909 Ashland Place Drive, Nashville, TN 37218 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 57, Ashland Place Townhomes, a Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Ashland Place Townhomes, a Townhouse Planned Unit Development, horizontal property regime with private elements, as Exhibit "B", of record in Instrument Number 20160826-0089473, as amended in Instrument Number 20161021-0111700, Instrument No. 20180530-0051597 and Supplemented in Instrument No. 20190507-0042739 and Corrected in Instrument No. 20190619-0059213, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Courtney Folkes, an Unmarried Woman, by Warranty Deed from RWA/Ashland Place, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200715-0077426, in the Register's Office of Davidson County, Tennessee, dated July 10, 2020 and recorded on July 15, 2020.

Parker Childers, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GBR23-909

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 23rd day of March, 2023.

Courtney A. Childers f/k/a Courtney Folkes

Parker Childers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of March, 2023, before me personally appeared Courtney A. Childers f/k/a Courntey Folkes, and Parker Childers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of March, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 23 day of March, 2023

Notary Public
My commission expires: 2/26/25

KAREN BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/26/2025
DICKSON COUNTY