WARRANTY DEED

Karen Johnson Davidson County
Batch# 986558 DEEDWARR
03/30/2023 09:41:33 AM 2 pgs
Fees: $13.00 Taxes: $973.10

20230330-0023080

W-RS-23-757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00.

Donna J. Slack
Affiant

MARY FRANCES BUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donna J. Slack	**NEW OWNER** Same as Property	
(NAME)	(NAME)	**096-09-0A-757.00-CO**
757 Kent Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **TINA YVONNE SLONSKY, ADMINISTRATOR OF THE ESTATE OF SANDRA E. RICHARDSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONNA J. SLACK,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium in Davidson County, Tennessee, being Unit A-757 on the Plan of Emery Place Condominiums of record in Book 6250, Page 719, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra E. Richardson, unmarried by Warranty Deed from Kent Development Corporation of record in Book 7174, Page 431, Register's Office for Davidson County, Tennessee, dated March 16, 1987 and recorded on March 19, 1987.

Sandra E. Richardson died intestate on February 20, 2021, her estate being administered through Davidson County Probate Court, Docket No. 21P597. Tina Yvonne Slonsky, was granted the authority to convey said property by Letters of Administration on July 29, 2021 by the Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 719, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6715, Page 96, as amended in Book 6783, Page 205, Book 6845, Page 515, Book 8048, Page 351 and Instrument Number 20180828-0084947, Register's Office for Davidson County, Tennessee.
- By-Laws of Emery Place Homeowners' Association Inc. of record in Book 6715, Page 130, amended at Instrument No. 20080118-0006025, in the Register's Office for Davidson County, Tennessee.
- Charter of Emery Place Condominium Association, Inc., of record in Book 6647, Page 466 and Book 6724, Page 627, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to Emery Place Homeowner's Association of record in Book 6887, Page 730 and Book 6947, Page 944, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7593, Page 585 and Book 7593, Page 551, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6623, Page 109, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of record in Book 6342, Page 521, in the Register's Office for Davidson County, Tennessee.
- Easement and Right-of-Way for electric power transmission lines conveyed to United States of America of record in Book 1255, Page 219, in the Register's Office for Davidson County, Tennessee.
- Easement of Comcast of Nashville I LLC of record in Instrument Number 201709210096816, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **757 Kent Road, Nashville, Tennessee 37214**.

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 hand(s) this the 27th DAY OF MARCH, 2023.

The Estate of Sandra E. Richardson

BY: _____
Tina Yvonne Slonsky
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TINA YVONNE SLONSKY, ADMINISTRATOR of the THE ESTATE OF SANDRA E. RICHARDSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of March, 2023.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212