Karen Johnson Davidson County
Batch# 986834 DEEDWARR
03/30/2023 01 43 36 PM 3 pgs
Fees $18 00 Taxes $943 50
20230330-0023200

PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DW) Title No 63069
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Amy Wigger Mark Wigger 5531 Granny White Pke Brentwood, TN 37027	NEW OWNER

TAX MAP PARCEL NUMBERS: 117150A06700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$255,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tess A. Erlenborn Davies, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy Wigger and Mark Wigger, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No B-111, also known as parcel 67, of Green Hills Terrace, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 64, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Tess A Erlenborn, by Warranty Deed from Sophos, LLC, a Tennessee limited liability company, dated September 24, 2015 and recorded on October 5, 2015 of record in Instrument No. 20151005-0101261, Register's Office for Davidson County, Tennessee. The said Tess A. Erlenborn is now known as Tess A. Erlenborn Davies

Barton Davies, spouse of Tess A Erlenborn Davies, joins in the execution of this instrument solely to convey any and all marital interest he may have in the subject property.

Description Reference Described from information contained in recorded condominium documents

This conveyance is subject to. Taxes for 2023, and subsequent years, The Plan of record in Book 5200, page 64, said Register's Office, shows an owner's certificate, minimum building set back lines and easements to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5304, page 702; Book 7841, page 557; and Book 9830, page 181, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Instrument of Dedication of Easement

of record in Book 3879, page 569 and Book 4320, page 896, said Register's Office; Easement to Comcast of Nashville, LLC of record in Instrument No 20110930-0075704 and Instrument No 20150814-0081514, said Register's Office

This is improved property, known as 1900 Richard Jones Road, # B 111, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of March, 2023

Tess A. Erlenborn Davies

WITNESS THE EXECUTION HEREOF this 22 day of March, 2023.

Barton Davies

State of Tennessee

County of Davidson

On this 28th day of March, 2023, before me the undersigned authority, personally appeared Tess A. Erlenborn Davies, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

MARGARET H TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary

My Commission Expires

State of Tennessee

County of Davidson

On this 22 day of March, 2023, before me the undersigned authority, personally appeared Barton Davies, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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

Notary

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is. $255,000 00

Affiant

Sworn and subscribed before me this 28 day of March, 2023

Notary

My Commission Expires

MARGARET H TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024