Karen Johnson Davidson County
Batch# 989599 DEEDWARR
04/06/2023 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $717.80
20230406-0025363

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Virginia Catherine Conners
4505 Harding Pk Apt 1-W
Nashville, Tennessee 37205

SEND TAX BILL TO:
United Wholesale Mortgage
585 South Blvd E
Pontiac, MI
48341

MAP 116
GROUP 03 0A
PARCEL 024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Cornerstone Investments, Inc., a Tennessee corporation

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Virginia Catherine Conners, a single woman,

hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in the County of Davidson in the State of TN: Unit 1W, Royal Oaks Tower Condominium Apartments, as of record in Plat Book 4460, Page 189, as established under Master Deed of record in Book 4710, Page 901, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Cornerstone Investments, Inc., by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee for Joseph B. Pitt, Jr., Trustee, dated December 5, 2022 and filed of record December 9, 2022 in Instrument No. 20221209-0128137, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the Plan of record in Plat Book 4460, Page 189, said Register's Office.
3. Master Deed of record Book 4710, Page 901 and amended in Book 4798, Page 813, said Register's Office.
4. Ingress/Egress Easement of record Book 4723, Page 940, said Register's Office.
5. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 4505 Harding Pk Apt 1-W, Nashville, Tennessee 37205.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Virginia Catherine Conners,** her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this the 6th day of April 2023.

Cornerstone Investments, Inc., a Tennessee corporation

Lane Wallace President

By: Lane Wallace, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace, President** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Lane Wallace, President** of **Cornerstone Investments, Inc., a Tennessee corporation,** the within named bargainor, a Tennessee corporation, and that he as such President, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee corporation as such President.

WITNESS my hand and official seal at office this 6th day of April 2023.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $194,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of April 2023.

NOTARY PUBLIC
My Commission Expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-24

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4-6-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4-6-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th **day of** April **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM