WARRANTY DEED

Karen Johnson Davidson County
Batch# 992382 DEEDWARR
04/14/2023 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $865.80
20230414-0027613

File #23-PA-0424-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lori Williams Nixon, Trustee of 2012 Williams Family Irrevocable Trust FBO Lori Williams Nixon dated December 21, 2012 and Lori Williams Nixon	**New Owner**	
(NAME)	(NAME)	
4706 Lealand Lane		**131 05 0B 424.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **TAYLOR C. IRWIN, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LORI WILLIAMS NIXON, TRUSTEE OF 2012 WILLIAMS FAMILY IRREVOCABLE TRUST FBO LORI WILLIAMS NIXON DATED DECEMBER 21, 2012, AS TO AN UNDIVIDED TWENTY-ONE PERCENT (21%) INTEREST, AND LORI WILLIAMS NIXON, AS TO AN UNDIVIDED SEVENTY-NINE PERCENT (79%) INTEREST** 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 located in Davidson County, Tennessee, being Apartment Unit No. 424 of Four Seasons Condominium Created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record at Book 6841, Page 349, as amended at Book 6847, Page 122, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed at Exhibit "B", and said Unit as shown on Exhibit "D" to said Master Deed at as shown on plat at Plat Book 5050, Page 30, all recording references to the Davidson County Tennessee Registers Office, all of which are incorporated herein and reference is here by made to same for a complete identification and description of said unit.

Being the same property conveyed to Taylor C. Irwin, unmarried, by Warranty Deed from Candace N. Comer, unmarried, of record in Instrument No. 20150917-0094498, in the Register's Office of Davidson County, Tennessee, dated September 15, 2015 and recorded on September 17, 2015.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of One Lot Subdivision, Clark Gower Property, as recorded in Plat Book 5050, Page 30.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Four Seasons Condominium of record in Book 6841, Page 349, as amended by instrument(s) of record in Book 6847, Page 122; also subject to easements, rights and interests in favor of other unit owners, and all sewer,

water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Easement recorded in Book 4821, Page 20; Book 5158, Page 230; Book 5271, Page 430; Book 6869, Page 157; Book 6869, Page 162 and Re-Recorded in Book 6870, Page 966; Book 7776, Page 899; Instrument No. 20010912-0099679 and Instrument No. 20120521-0043888.

*Sale and Assignment of Option as set forth in instrument recorded in Book 5388, Page 503.

*Letter recorded in Book 6847, Page 125.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **424 Summit Ridge Place, 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(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 14th day of April, 2023.

Taylor C. Irwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2023, before me personally appeared Taylor C. Irwin, 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 14th day of April, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 14th day of April, 2023.

Affiant Signature
Date 04/14/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-2-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON