PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230344120

Karen Johnson Davidson County
Batch# 993092 DEEDWARR
04/18/2023 10 07 11 AM 2 pgs
Fees $13 00 Taxes $1,905 50

20230418-0028383

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $515,000 00

Janice Collins
Affiant

Subscribed and sworn to before me, this 13th day of April, 2023

Notary Public
My Commission Expires 9-30-2024

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To | Tax Information: |
|---|---|---|
| 652 Timber Lane Trust<br>652 Timber Lane<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>117-02-0C-027 00<br>CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Juanita S. Cate, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **652 Timber Lane Trust**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows·

Land in Davidson County, Tennessee, being Unit No 27, on the Plan of Regency Park , of record in Plat Book 3700, pages 111-112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Woodlawn Manor Inc Condominium , a horizontal property regime established by Master Deed of record in Book 3815, page 778, Register's Office .

Being the same property conveyed to JUANITA S. CATE, by deed from LYNNE B ZEHNDER, of record in Instrument No 20011130-0131890 and corrected in Deed of Correction of record in Instrument No 20020115-0006167 , dated November 27, 2001 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par 117-02-0C-027.00 CO.

Master Deed of record in Book 3815, page 778, said Register's Office

Matters shown on the Plan of record in Plat Book 3700, page 111, said Register's Office

This is improved property located at 652 Timber Lane Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 13th day of April, 2023

Juanita S. Cate

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Juanita S. Cate, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 13th day of April, 2023

Notary Public

My Commission Expires _____

