WARRANTY DEED

Karen Johnson Davidson County
Batch# 1003254 DEEDWARR
05/15/2023 02 19 57 PM 3 pgs
Fees $18 00 Taxes $1,406 00

20230515-0036207

W-SR-23-3000-102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000 00

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2023

Sandra Denise Woods
Notary Public

MY COMMISSION EXPIRES _____ (AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-25

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)
Amy Wigger and Mark Wigger	Amy Wigger and Mark Wigger	
(NAME)	(NAME)	
3000 Vanderbilt Pl #102	5531 Granny White Pike	104-02-4B-102 00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Brentwood, TN 37027	
(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, **STEFANI A. MARIS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY WIGGER AND MARK WIGGER, WIFE AND HUSBAND,** 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 Unit No 102 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest 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 thereof, said Unit being depicted on Exhibit "C" to said Master Deed, together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No 20070629-0077729, said Register's Office

Being the same property conveyed to Stefani A Maris and Brenda M Maris, tenants in common with right of survivorship, by Warranty Deed from Michael D Rackley, a single person, by Laura Mitchell, Attorney-in-Fact, by virtue of Power of Attorney recorded in Instrument No 20170404-0032905, said Warranty deed of record in Instrument No 20170404-0032906 Register's Office for Davidson County, Tennessee, dated March 24, 2017 and recorded on April 04, 2017

Being the same property conveyed to Stefani A Maris, a single woman by Quitclaim Deed from Brenda M Maris, a single woman of record in Instrument No 20200827-0097491 Register's Office for Davidson County, Tennessee, dated August 11, 2020 and recorded on August 27, 2020

This instrument is executed on behalf of Stefani A Maris by John Gleaves pursuant to a Power of Attorney executed by her on the 2nd day of May, 2023, of record in Instrument No 20230515-0036206, Register's Office for Davidson County, Tennessee The affidavit of said Attorney in Fact is attached as "Exhibit A" to this instrument and incorporated herein by reference

This conveyance is subject to
- Taxes for the year 2023 and subsequent years,
- All matters shown on the Plan of record as Instrument Number 20060801-0093560, Register's Office of Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20070503-0053313, amended in Instrument No 20070629-0077729, Instrument No 20081016-0104201, Instrument No 20101130-0095113, Instrument No 20151228-0130187, Instrument No 20170316-0025728, Instrument No 20170816-0083852, Instrument No 20171208-0125448, Instrument No 20180213-0014078, Instrument No 20181214-0121640, Instrument No 20190318-0024128, Instrument No 20190624-0060657, Instrument No 20210304-0028708, Register's Office for Davidson County, Tennessee

- Restrictions of record as Instrument Number 20050105-0001970 in the Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the As-Built Survey and Plan attached as Exhibit "C" to the aforementioned Master Deed as subsequently amended
- Subject to the By-Laws of Bristol West End Condominium Association, Inc attached as Exhibit "B" to the aforementioned Master Deed as subsequently amended
- Subject to the Charter of Bristol West End Condominium Association, Inc attached as Exhibit "G" to the aforementioned Master Deed as subsequently amended
- Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument Number 20040615-0070569, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Instrument Number 20050603-0062976, in the Register's Office for Davidson County, Tennessee
- Urban Zoning Overlay of record as Metro Ordinance No B62000-364 made applicable by Ordinance No BL2000-476 of record in The Metropolitan Clerk'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 **3000 Vanderbilt Pl #102, Nashville, Tennessee 37212**

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 12th DAY OF MAY, 2023

Stefani A Maris by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEFANI A MARIS, and who acknowledged he/she/they executed the same as the free act and deed of the said STEFANI A MARIS

Witness my hand and official seal, this the 12th of May, 2023

Notary Public
My Commission Expires _____
(SEAL)

KARA L. WALL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
05/09/2026
COUNTY OF DAVIDSON

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

EXHIBIT "A"

To

Warranty Deed

FROM: Stefani A. Maris

TO: Amy Wigger and Mark Wigger

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1 That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown

2 That this execution is proper and within the scope of the power-of-attorney referenced in the instrument

3 Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity

Further the Affiant Saith not

John Gleaves, Affiant

Sworn to and subscribed before me this 12th day of May, 2023

Notary Public

My Commission Expires. _____

KARA L. WALL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
05/09/2026
COUNTY OF DAVIDSON