WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000 00

Affiant

Karen Johnson Davidson County
Batch# 1006388 **DEEDWARR**
05/23/2023 10 37 53 AM 2 pgs
Fees $13 00 Taxes $1,646.50

20230523-0038702

RIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May,

Notary Public

MMISSION EXPIRES

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by
Record and Return To
Chapman and Rosenthal Title, I
10 Burton Hills Blvd., Suite 13
Nashville, TN 37215

File #23-TC-4500-C21

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)
Claire Mundy	**NEW OWNER**	
(NAME)	(NAME)	**103-14-0A-021.00-CO**
4500 Post Rd., Unit C-21		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **DOROTHY C. CAMPBELL, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAIRE MUNDY*** 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 single woman

Being Unit No. C-21 on the Plan of The Hillwood of record in Plat Book 6250 Page 503 Register's Office for said County, to which plan reference is made for a more complete description together with the appurtenant interest in the common elements of the The Hillwood a horizontal property regime established by Master Deed of record in Book 5280 Page 464 amended in Book 5281 Page 357 Book 6553 Page 108 Book 6612 page 155 Book 7702 page 606 Book 7822 Page 263 and Instrument No. 201303260029697Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy C. Campbell, unmarried by Warranty deed from Mary Neal Kennedy, unmarried of record in Instrument No 20150730-0074948 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 30, 2015.

Being the same property conveyed to Dorothy Connally Campbell, Trustee of The Dorothy Connally Campbell Living Trust, established by the Revocable Trust Agreement of Dorothy Connally Campbell dated February 27, 2017 by Quitclaim deed from Dorothy Connally Campbell of record in Instrument No. 20170306-0021929 Register's Office for Davidson County, Tennessee, dated February 27, 2017 and recorded on March 06, 2017

Being the same property conveyed to Dorothy C. Campbell, a single woman by Quitclaim deed from Dorothy Connally Campbell, Trustee of The Dorothy Connally Campbell Living Trust, established by the Revocable Trust Agreement of Dorothy Connally Campbell dated February 27, 2017 of record in Instrument No. 20181029-0106670 Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on October 29, 2018

This conveyance is subject to
* Taxes for the year 2023, a lien not yet due and payable.

* Subject to all matters shown on the Plan of record in Plat Book 6250, Page 503, Register's Office for Davidson County, Tennessee.

* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5280, Page 464, Book 6553. Page 108, Book 7702, page 606, Book 5281, Page 357 and Book 6612, Page 155, Book 7822, Page 263, Instrument No. 20081125-0115372, and Instrument No. 20160326-0029697, , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

* Charter of The Hillwood Homeowners Association of record in Book 5286, Page 122, in the Register's Office for Davidson County, Tennessee.

* Subject to provisions of the Tennessee Horizontal Property Act, T.C A. 66-27-101 et seq.

* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as. **4500 Post Road, Unit C-21, Nashville, TN 37205**

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 19th day of May, 2023.

Dorothy C Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2023, before me personally appeared Dorothy C Campbell, 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 19th day of May, 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