Karen Johnson Davidson County
Batch# 1007376 DEEDWARRSP
05/25/2023 08:14:30 AM 5 pgs
Fees: $28.00 Taxes: $632.70
20230525-0039296

This Instrument prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Kadin Zerrin Celepci	Kadin Zerrin Celepci c/o Amy Kempf	
21 Vaughns Gap Rd	1711 Blair Blvd, Apt C	129-15-0A-155-00
Nashville, TN 37205-4311	Nashville, TN 37212	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Ridley Wills, III a/k/a William Wills, III and Cumberland Trust and Investment Company, as Co-Executors of the Estate of Elizabeth Maddin Baylor** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Kadin Zerrin Celepci, unmarried woman,** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Unit No. 155 of Belle Meade Highlands Condominium, as established by the Mater Deed establishing Belle Meade Highlands Condominium of record in Book 7091, Page 302, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said Unit.

Being the same property conveyed to Elizabeth Maddin Baylor by Warranty deed from H. M. Properties, Inc. of record in Book 9471, page 227, Register's Office for Davidson County, Tennessee, dated September 20, 1994 and recorded on September 21, 1994.

Elizabeth Maddin Baylor died, testate, on January 3, 2023. Pursuant to the Last Will and Testament of Elizabeth Maddin Baylor, all interest in the real property described herein was made part of her Probate Estate and, as such, is subject to the control of Ridley Wills, III and Cumberland Trust and Investment Company as Co-Executors. The Probate of the Estate of Elizabeth Maddin Baylor is filed in Docket No. 23P356, Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **21 Vaughns Gap Rd, Nashville, TN 37205-4311**

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, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 18 day of May, 2023.

The Estate of Elizabeth Maddin Baylor

BY: By Wills III co-executor
Ridley Wills, III a/k/a William Wills, III
Co- Executor

The Estate of Elizabeth Maddin Baylor
By: Cumberland Trust and Investment Company
Its: Co -Executor

Beth Lee, Trust Officer, Estates
Beth Lee,
Trust Officer, Estates

State of Tennessee
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared **Ridley Wills, III a/k/a William Wills, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Co-Executor of **The Estate of Elizabeth Maddin Baylor**, the within named bargainor, and that he as such Co-Executor executed the foregoing instrument for the purpose therein contained by personally signing the name of **Ridley Wills, III a/k/a William Wills, III**, as Co-Executor

Witness my hand and official seal at office this 18 day of May, 2023.

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

NOTARY PUBLIC
My Commission Expires: 9/2/24

State of Tennessee
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared **Beth Lee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Co-Executor of **The Estate of Elizabeth Maddin Baylor**, the within named bargainor, and that he as such Co-Executor executed the foregoing instrument for the purpose therein contained by personally signing the name of **Beth Lee**, as ~~Co-Executor~~ Trust Officer of Cumberland Trust and Investment Company and Co-Executor of the Estate of Elizabeth Maddin Baylor.

Witness my hand and official seal at office this 18 day of May, 2023.

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

NOTARY PUBLIC
My Commission Expires:

STATE OF TN
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $171,000.00.

Affiant

GRACE VANCE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Subscribed and sworn to before me this 18th day of May, 2023.

NOTARY PUBLIC
My Commission Expires: 11-17-24

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2023 and subsequent years, a lien not yet due and payable.

If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7091, Page 302 and amended by Instrument No. 20080424-0042111, Instrument No. 20150520-0046371, Instrument No. 20150818-0083106, Instrument No. 20220520-0058927 and Instrument No. 20220520-0058928, Register's Office for Davidson County, Tennessee,

3. By-Laws of record in Book 7091, Page 351, as amended by Instrument No. 20071025-0126213, Register's Office for Davidson County, Tennessee.

4. Charter of record in Book 7102, Page 223, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 11000, Page 273, Register's Office for Davidson County, Tennessee.

6. Easement(s) for sanitary sewers and/or storm drainage of record in Book 4816, Page 427, corrected in Book 4881, Page 710, Register's Office for Davidson County, Tennesse.

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

8. Subject to rights of others in and to the common areas and/or elements.

Certificate of Authenticity

I, Linzie Hahn, 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

5/18/23.

Date

Affiant Signature

5/18/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 18th day of May, 20 23.

Notary's Signature

My Commission Expires: 11-17-24

Date

Notary's Seal (if on paper)

