Karen Johnson Davidson County
Batch# 1007577 DEEDWARR
05/25/2023 12:32:30 PM 4 pgs
Fees: $23.00 Taxes: $3,792.50
20230525-0039543

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37540-02-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00. Affiant Subscribed and sworn to before me this ~~25th~~ day of May, 2023. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: William & Danya Downey Living Trust 2411 Crestmoor Drive #105 Nashville, TN 37215	**Send Tax Bills To:** New owner 2411 Crestmoor Drive #105 Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 117100B00800CO

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, **Ralph D. Shivers and Harriette H. Shivers, husband and wife**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Lee Downey, Danya K. Downey, and Frank A. Downey, Trustees of the William & Danya Downey Living Trust U/A dated September 14, 2022** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2411 Crestmoor Drive #105, Nashville, TN 37215.

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

And Grantors covenant that they lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 25th day of May, 2023.

Ralph D. Shivers

Harriette H. Shivers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ralph D. Shivers and Harriette H. Shivers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2023.

Notary Public

My Commission Expires: 3/6/24

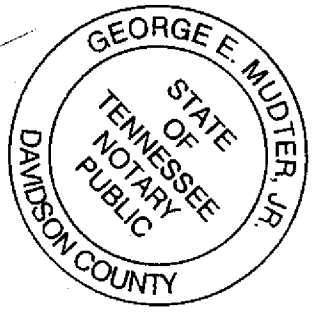


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 105 together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed, of record in Instrument No, 20060921-0117371, amended in Instrument No. 20061009-0125107, Instrument No. 200706010065028, Instrument No. 20120702-0058112, and Instrument No. 20180828-0085147, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument No. 20061212-0153243, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph D. Shivers and Harriette H. Shivers, husband and wife, by deed dated June 27, 2022 from Barbara Oglesby, unmarried, of record in Instrument No. 20220628-0074072, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Whitney, of record in Instrument No. 20060921-0117371, amended in Instrument No. 20061009-0125107, Instrument No. 20070601-0065028, Instrument No. 20120702-0058112 and Instrument No. 20180828-0085147, Register's Office for Davidson County, Tennessee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. All matters appearing on the Plan of record as Instrument No. 20061212-0153243, Register's Office for Davidson County, Tennessee.
4. Storm water quality agreement of record in Instrument No. 20061115-0141827, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Site Plan attached as Exhibit D to the Master Deed of record in Instrument No. 20060921-00117371 as amended, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.
6. State and County taxes for the year 2023, a lien, but not yet due and payable which have been prorated and assumed by Grantee. Map and Parcel No. 117100B00800CO.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/25/23 (date of document).

Affiant Signature

5/25/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of May, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

