Karen Johnson Davidson County
Batch# 1009174 DEEDWARR
05/30/2023 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20230530-0040742

WARRANTY DEED

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-28-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Glenda C Hatfield	New Owner	104-09-0M-002-00
(NAME)	(NAME)	
3631 West End Avenue		
(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 considerations, the receipt of which is hereby acknowledged, I/we Allison Wilson Ventura, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Glenda C Hatfield, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 2, together with the appurtenant interest in the common elements of The Craighead, a condominium, created under Title 66, Section 27-101, at seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 11394, page 215; as amended in Instrument No. 20000721-0092243; Instrument No. 20021011-0125510; and in Instrument No. 20170623-0063416, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan attached as Exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Craighead provided in said Master Deed, as amended, together with the By-Laws appended thereto, as amended, the aforementioned site-plan and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Mary Beth Wilson, a married woman and Allison Wilson Ventura, an unmarried woman, as tenants in common with the right of survivorship by Warranty Deed from Joel Lyons and Lindsay Lyons, husband and wife, dated 05/05/2020, of record in Instrument No. 20200513-0049838, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Allison Wilson Ventura by Quitclaim Deed from Mary Beth Wilson, dated 09/30/2020, of record in Instrument No. 20200925-0110542, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3631 West End Avenue, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 26th day of May, 2023.

Allison Wilson Ventura

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allison Wilson Ventura, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of May, 2023.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 5/25/2023.

Affiant
Date: 5/26/2023

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 26 day of May, 2025

Notary Public

My Commission Expires: 01-31-2024

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024