WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford KAP

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/9/2027

(AFFIX SEAL)

KELLIE L. PARSONS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

JM-RA-23-503X

Karen Johnson Davidson County
Batch# 1010885 DEEDWARR
06/02/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $825.10
20230602-0041974

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)
Jalena Nicole Baker and Jared Daniel Stong	**NEW OWNER**	
(NAME)	(NAME)	**121-04-0A-003.00-CO**
503 Williamsburg Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **MARY M. KEEN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JALENA NICOLE BAKER, A SINGLE WOMAN, AND JARED DANIEL STONG, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, a certain condominium unit, being Unit No. 503 on the Plan of Phase I of Williamsburg Condominiums, as of record in Book 6900, Page 193, Register's Office for said County. Together with an undivided interest in the common elements as set forth in the Master Deed of record in Book 7114, page 443, said Register's Office.

Being the same property conveyed to Mary M. Keen, a single woman by Warranty deed from Peggy J. Ulrich, unmarried of record in Instrument No. 20160624-0064814 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 24, 2016.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Boundary Plan of record in Plat Book 6250, Page 809, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 6900, Page 193, as corrected in Book 7152, page 916, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Williamsburg Condominiums of record in Book 7114, Page 443, Register's Office for Davidson County, Tennessee.
- Charter for Williamsburg Condominium Homeowner's Association, Inc. of record in Book 7185, Page 930, in the Register's Office for Davidson County, Tennessee.
- By-Laws attached as Exhibit "B" to the Master Deed of Williamsburg Condominiums of record at Book 7114, Page 452, as amended in Book 7210, page 948 and Book 7381, page 458, Book 8604, Page 750 and Instrument No. 2030121-0008266, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 7328, Page 809, Book 11066, Page 407 and Instrument No. 20060616-0071758, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibits "A" and "C" to the Master Deed of Williamsburg Condominiums, of record in Book 7114, Page 443, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 7114, Page 463, in the Register'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: **503 Williamsburg Dr, Nashville, Tennessee 37214**.

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 1st DAY OF JUNE, 2023.

Mary M. Keen

Mary M. Keen

Brad Dedman

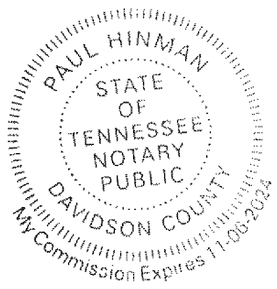
Brad Dedman, spouse of Mary M. Keen, hereby joins in this conveyance and does transfer and convey any and all marital interest Brad Dedman may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY M. KEEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

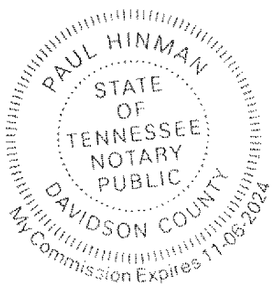


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD DEDMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



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

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 3:1355-KP

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/1/23 (date of document).

Emma Howard

Affiant Signature

Date: 6/1/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of June, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

