WARRANTY DEED

Karen Johnson Davidson County
Batch# 1011046 DEEDWARR
06/05/2023 09 40 10 AM 2 pgs
Fees $13 00 Taxes $825 10

20230605-0042251

File No EM-23-4528

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2023

Notary Public

MY COMMISSION EXPIRES 8-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rickey Lee Tilley and Tracy Ellen Tilley		
(NAME)	(NAME)	
2601 Hillsboro Pike, Apt. J9	New Owner	117-03-0B-151.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **John Selling and Kelly Traver, Husband and Wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rickey Lee Tilley and Tracy Ellen Tilley, husband and wife** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. J-9, Parcel 151 of The Villager Condominium Apartments, Revised, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Villager Condominium of record in Book 5487, Page 967, as corrected in Book 5487, Page 967, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on the Plan of The Villager Condominium Apartments, Revised of record in Book 5200, Page 201, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to John Selling and Kelly Traver by Warranty Deed from Martha Meyer Upchurch, married dated March 28, 2018 and recorded March 29, 2018 in Instrument No. 20180329-0029650, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 2601 Hillsboro Pike, Apt. J9, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 2nd day of June, 2023

John Selling by RL, Attorney in Fact
John Selling by Ryan Lux, Attorney-In-Fact

Kelly Traver by RL, Attorney in Fact
Kelly Traver by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney John Selling and Kelly Traver, and that this instrument was executed on behalf of the said John Selling and Kelly Traver, for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 2nd day of June 2023

Notary Public Emily Manno

My Commission Expires:

