Karen Johnson Davidson County
Batch# 1011797 DEEDWARR
06/06/2023 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,215.45
20230606-0042936

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 23054465

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $328,500.00.

Affiant

Subscribed and sworn to before me, this 5th day of June, 2023.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelly Wilde 3901 Whitland Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 103 16 0E 027.00

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, **George W. Prigge and Melissa S. Prigge, husband and wife and Jessica A. Prigge, unmarried, as tenants in common with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly Wilde, an unmarried woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 27 of Whitland Place Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 597 and Master Deed recorded in Book 6131, Page 722, Appointment of Substitute Trustee recorded in Book 9651, Page 322 and as Amended in Instrument No. 20170626-0064038, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jessica A. Prigge, unmarried and George W. Prigge and Melissa S. Prigge, husband and wife, as tenants in common with right of survivorship, by Warranty Deed from Patricia MacDonald, unmarried, of record in Instrument No. 20190905-0089598, in the Register's Office of Davidson County, Tennessee, dated August 29, 2019 and recorded on September 05, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Whitland Place Condominium, as recorded in Book 5200, Page 597.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Whitland Place Condominium of record in Book 6131, Page 722, as amended by instrument(s) of record in Appointment of Substitute Trustee recorded in Book 9651, Page 322 and as Amended in Instrument No. 20170626-0064038; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6350, Page 824.

This is improved property located at 3901 Whitland Avenue Nashville TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 5th day of June, 2023.

George W. Prigge

Melissa S. Prigge

Jessica A. Prigge by Melissa S. Prigge as Attorney-in-Fact
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, aforesaid, George W. Prigge and Melissa S. Prigge, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2023.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa A. Prigge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jessica A. Prigge and that she is authorized by Jessica A. Prigge to execute this instrument on their behalf.

Witness my hand, at office, this 5th day of June, 2023.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 5, 2023.

J. Carlton Drumwright

June 5, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 5, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY