Name and Address of New Owner:
Mary Wallace Darden
5025 Hillsboro Pike, 24E
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1016040 DEEDWARR
06/16/2023 11:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,642.80
20230616-0046141

Send Tax Bills To:
Mary Wallace Darden
5025 Hillsboro Pike, 24E
Nashville, TN 37215

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 131-01-0D-225-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lilac Inc**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mary Wallace Darden, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A condominium Apartment in Davidson County, Tennessee, being Unit No. 225, also known as No. 24-E, on the plan of Georgetown Apartments, as shown on plat of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, and a Horizontal Property Regime, filed as Exhibit "C" to and established by the Master Deed of record in Book 5211, Page 325, and as amended in Book 5616, page 133, and also amended in Book 6079, Page 516, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the right and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Mary E. Yager, unmarried by Deed dated December 29, 1977 from Georgetown of Nashville Limited Partnership, an Illinois limited partnership, recorded December 30, 1977 in Book 5238, Page 934 in the Register's Office.

Being the same property conveyed to Lilac Inc by Warranty Deed dated December 22, 2022 from Sally Ingle, Turner, Executrix of the Estate of Mary Ellen Yager, recorded January 3, 2023 in Instrument No. 20230103-0000319 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of June, 2023.

Lilac Inc

By: _____(SEAL)
Kathryn C. McDaniel

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Kathryn C McDaniel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be the Authorized Agent of Lilac, Inc, a Tennessee Limited Liability the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Kathryn by himself/herself as Authorized Agent.

Witness my hand and official seal this June 15, 2023.

My Commission Expires: _____

JOHN ALFRED BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $444,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of June, 2023.

Notary Public
My commission expires: 5/20/2026
File No. 2023-5985-?

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 15, 2023 (date of document).

Regina Sullo
Affiant Signature

June 16, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 16th day of June, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

