# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Allison K. Beachboard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2023

SHAWN TRAIL
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 15, 2025

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1017077 DEEDWARR
06/21/2023 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20230621-0046896

MST 2023-0513

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Allison Riddle Beachboard | Allison Riddle Beachboard | 118-2-C-61.00 |
| (NAME) | (NAME) | |
| 801 Inverness Avenue D5 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (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, WE, **Dana J. Shillington an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison Riddle Beachboard and husband, Robert Eric Beachboard, and James Douglas Riddle, joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 No. D-5 as specified on the Plat shown in the Master Deed, on the Plan of Village South Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code, Annotated, and as established by the Master Deed for Village South Condominiums, of record under Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee; including without limitation the By-Laws appended thereto; said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Village South Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.**

**Being the same property conveyed to Laurie Heller, married by Quitclaim Deed from Dennis Heller and wife, Laurie Heller, dated April 25, 2016, recorded May 2, 2016, of record in Instrument No. 20160502-0042886, Register's Office for Davidson County, Tennessee, and further, being the same. property conveyed to Dennis Heller and wife, Laurie Heller by Warranty Deed from Craighead Village South, LLC, a Tennessee limited liability company, dated August 8, 2008, recorded August 13, 2008, of record in Instrument No. 20080813-0083168, Register's Office for Davidson County, Tennessee.**

**This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.**

**Being the same property conveyed to Dana J. Shillington by Warranty Deed from Lauri Heller married, dated August 25, 2016, recorded September 2, 2016, of record in Instrument No. 20160902-0092730, Register's Office for Davidson County, Tennessee.**

**This is Improved property located at: 801 Inverness Avenue; Unit D5 Nashville, TN, 37204**

**This conveyance is made subject to (1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.**

**Subject to:** 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2023, a lien due and payable. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Village South Condominiums of record in Instrument Number 20070821-0100079, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto as Exhibit "C". Charter of Village South Condominium Owners Association Inc. of record in Instrument Number 20070803-0092363, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan attached as Exhibit "E" to the Master Deed establishing a Horizontal Property Regime of Village South Condominiums of record in Instrument Number 20070821-0100079, Register's Office for Davidson County, Tennessee. Easement to Viacom of record in Book 9523, Page 521, in the Register's Office for Davidson County, Tennessee. Restriction of record in Book 8518, Page 15, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Instrument Number 20071211-0142913, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 801 Inverness Avenue D5, Nashville, TN 37204

(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 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(s) this 20th DAY OF June, 2023.

**Dana J. Shillington**

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Dana J. Shillington**, 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 at office, this 20th day of June, 2023.

Notary Public

My commission expires: 3/23/27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

I, Shawn C. Trail, 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 20, 2023.

06-20-23
Date

Shawn C. Trail

State of Tennessee
County of Coffee

Sworn and subscribed before me on this 20th day of June, 2023.

Notary Public

My Commission Expires: November 15, 2025

CURSTEN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY