Karen Johnson Davidson County
Batch# 1018825 DEEDWARR
06/26/2023 10 00 12 AM 2 pgs
Fees $13.00 Taxes $1,369 00

20230626-0048320

R. L MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $370,000 00

Kathryn G. Jernigan
Affiant

Subscribed and sworn to before me, this 22nd day of June, 2023

Notary Public

My commission expires Jan 8 2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows.	Send Tax Bills To	Map-Parcel Numbers
Kathryn G. Jernigan	**New Owner**	**117-03-0A-096-00CO**
3000 Hillsboro Pike, Apt. 96		
Nashville, TN 37215		

FOR AND IN 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,

Vincent L. Long, Jr. and Carolyn A. Long, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathryn G. Jernigan, a married person

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

Land in Davidson County, Tennessee, being Unit No 96 on the Horizontal Property Regime for Versailles Apartments, created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 5168, page 944, as amended in Book 7770, page 955 and in Book 8434, page 719, Register's Office for said County, including without limitation the By-Laws appended thereto, of record in Book 5168, page 961, as as amended in Book 5589, page 367, Book 5659, page 641, and re-recorded in Book 5667, page 375, and as shown on the plan of record in Book 5050, page 80, as corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153, said Register's Office, to all of which reference is hereby made for a more complete description

Being all of the same property conveyed to Vincent L Long, Jr and Carolyn A Long, husband and wife, by Warranty Deed from Mary Taylor Gallagher, a married woman, of record in Instrument No. 20220210-0015479, dated January 31, 2022, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

a The current year's property taxes have been prorated and paid or are assumed by the Grantee Subsequent taxes are assumed by the Grantees

b This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 5050, Page 80, corrected in Book 5171, Page 153, Register's Office for Davidson, Tennessee Master Deed of record in Book 5168, Page 944, amended in Book 7770, Page 955 and Book 8434, Page 719, Register's Office for Davidson County, Tennessee By Laws of record in Book 5168, Page 961, amended in Book 5589, Page 367, Book 5659, Page 641 and Book 5667, Page 375, Register's Office for Davidson County, Tennessee Easement to Comcast of Nashville I, LLC of record in Instrument No 20171127-0120858, in the Register's Office for Davidson County, Tennessee Deed and Declaration of Easement for Ingress and Egress of record in Book 5221, Page 681, in the Register's Office for Davidson County, Tennessee Sewer Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4158, Page 34, in the Register's Office for Davidson County, Tennessee. Access Easement of record in Book 4240, Page 209, in the Register's Office for Davidson County, Tennessee Sanitary Sewer Easement of record in Book 3531, Page 592, in the Register's Office for Davidson County, Tennessee Charter for Homeowners Association of

record in Book 5179, Page 858, in the Register's Office for Davidson County, Tennessee Subject to rights of others in and to common areas/elements Subject to lien for special assessment contained in DCCR's/Master Deed Subject to HOA dues- if any

c All other easements and restrictions of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as 3000 Hillsboro Pike, Apt 96, Nashville, TN 37215

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 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 22nd day of June, 2023

Vincent L Long, Jr

Carolyn A Long

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Vincent L Long, Jr and Carolyn A Long, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 22nd day of June, 2023

Notary Signature
My commission expires

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

File # 23-255
RECORD & RETURN TO
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027