PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Karen Johnson Davidson County
Batch# 1027016 DEEDWARR
07/17/2023 02 33 30 PM 2 pgs
Fees $13 00 Taxes $925 00
20230717-0054821

Ivey Title, LLC Ref (DW) Title No.. 63153
Dav. Co File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lou Ann Hughes 3012 Casa Drive Nashville, TN 37214	PNC Bank, N.A. P.O. Box 77021 Chicago IL 60677-1021

TAX MAP PARCEL NUMBERS: 108070A01800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Raye Dene Berry, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lou Ann Hughes,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Property Address: 3012 Casa Drive, Nashville, TN 37214

A Condominium Apartment in Davidson County, Tennessee, being Unit No 18 of Lot 33 of Patio Villa, Phase One, Section One & Two, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in book 5200, page 458, 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 Raye Dene Berry, by Warranty Deed from Charles E. Walker, an unmarried man, dated September 30, 2013 and recorded on October 1, 2013 of record in Instrument No 20131001-0102751, Register's office for Davidson County, Tennessee

Description Reference Described from information contained in recorded condominium documents

This conveyance is subject to: Taxes for 2023, and subsequent years, The Plan of record in Book 5200, page 458, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description The provisions of the condominium Master Deed of record in Book 5970, page 829, re-recorded in Book 6014, page 978 and amendment to By-Laws of record in Book 6406, page 799, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Patio Villa Rules and Regulations of record in Book 7266, page 827, said Register's Office Charter of Patio Villa Condominium Association, Inc , of record in Book 6031, page 493, said Register's Office

This is improved property, known as 3012 Casa Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of June, 2023

Raye Dene Berry

Raye Dene Berry

State of Tennessee

County of Davidson

On this 19th day of June, 2023, before me the undersigned authority, personally appeared Raye Dene Berry, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

My Commission Expires

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $250,000 00

Affiant

Sworn and subscribed before me this 14th day of June, 2023

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary