Karen Johnson Davidson County
Batch# 1037733 DEEDWARR
08/14/2023 09 28 15 AM 2 pgs
Fees $13 00 Taxes $1,369 00
20230814-0062823

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*

Ivey Title, LLC Ref: (DL) Title No.. 63160
Dav Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jenny Adcox 4500 Post Road A-10 Nashville, TN 37205	Jenny Adcox 4500 Post Road A-10 Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 103140A01000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$370,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jane G. Fort, as Executrix, under the Last Will and Testament of Dorothy K. Fort**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jenny Adcox,** 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:**
A Condominium Apartment in Davidson County, Tennessee, being Unit No. A-10 of The Hillwood (Revised), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 503, 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 Dorothy K Fort, unmarried, by Warranty Deed from William Duncan Benson, unmarried, dated December 29, 1997 and recorded on December 30, 1997, of record in Book 10738, page 929, Register's Office for Davidson County, Tennessee The said Dorothy K. Fort has since died The Last Will and Testament of Dorothy K Fort of record in Case No. 23P21 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Jane G Fort and Sekou F Morrison and appointed the said Jane G Fort, as Executrix under said will. By Order to approve Contract for Sale of Real Property, dated August 4, 2023, Executrix of the Estate, Jane G. Fort, was granted authority to execute any and all documents to transmit title to subject property

Description Reference: Described from information contained in recorded condominium documents

This conveyance is subject to: Taxes for 2023, and subsequent years, The Plan, with Owner's Certificate, of record in Book 6250, page 503, said Register's Office, which Plan shows 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 5280, page 464, amended in Book 5281, page 357; Book 6553, page 108; Book 6612, page 155, Book 7702, page 606, Book 7822, page 263, Inst. No 20081125-0115372, Inst No 20130326-0029697, Inst. No. 20220923-0105978, 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, Charter of Hillwood Homeowners Association of record in Book 5286, page 122, said Register's Office

This is improved property, known as 4500 Post Road, A-10, Nashville, TN 37205

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 10th day of August, 2023.

Estate of Dorothy K. Fort
By: Jane G. Fort, Executrix
Jane G. Fort, Exectrix under the Last Will and Testament of Dorothy K. Fort

State of Tennessee

County of Davidson

On this 10th day of August, 2023, before me the undersigned authority, personally appeared, **Jane G. Fort, as Executrix, under the Last Will and Testament of Dorothy K. Fort**, 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.

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

Notary

My Commission Expires:

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 $370,000 00

Affiant

Sworn and subscribed before me this 11th of August, 2023

Notary

My Commission Expires 01/20/2024

KAYLA DANIELLE STANFILL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES