Karen Johnson Davidson County
Batch# 1039918 DEEDWARR
08/18/2023 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230818-0064555

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/06/2025
DAVIDSON COUNTY

W-SR-23-4040-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert J. Davidson and Martha W. Davidson	**NEW OWNER**	
(NAME) **4040 Woodlawn Drive #24**	(NAME)	**103-16-0H-012.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BETTY C. DICKEY, TRUSTEE OF THE BETTY C. DICKEY REVOCABLE TRUST DATED FEBRUARY 1, 2010,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT J. DAVIDSON AND MARTHA W. DAVIDSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24, of Stanford Place, a horizontal property regime established by Master Deed, of record in Book 10018, page 140, amended in Book 10058, page 623, and Instrument No . 20111107-00866922, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Betty C. Dickey Revocable trust dated February 1, 2010 by Warranty Deed from Neil Michael Alexander, Trustee of the Alexander Revocable Trust U/A/D September 20, 2017 of record in Instrument No. 20220523-0059360 Register's Office for Davidson County, Tennessee, dated May 12, 2022 and recorded on May 23, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Covenants, Conditions and Restrictions of record in Book 10018, Page 140, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Stanford Place of record in Book 10018, page 140 with First Amendment of record in Book 10058, page 623 and further Amendment of record as Instrument No. 20111107-0086922, all of record in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4040 Woodlawn Drive #24, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF AUGUST, 2023.

Betty C. Dickey Revocable Trust dated February 1, 2010

BY: Betty C Dickey
Betty C. Dickey
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY C. DICKEY, TRUSTEE of BETTY C. DICKEY REVOCABLE TRUST DATED FEBRUARY 1, 2010, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of August, 2023.

Notary Public Mark Keesee
My Commission Expires: 10/09/2026
(SEAL)

NOTARY PUBLIC ARKANSAS
MARK KEESEE
No. 12698793
PULASKI COUNTY
Commission Expires 10-09-2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 8/16/23 (date of document).

Affiant Signature

Date 8/18/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025