Karen Johnson Davidson County
Batch# 1051736 DEEDWARR
09/19/2023 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $3,141.30
20230919-0073553

WARRANTY DEED

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

File #23-PA-2801-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: 07-06-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristen Wylder	**New Owner**	
(NAME)	(NAME)	
2800 Marlin Avenue		**117 03 0R 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **ZOE E. AMES AND WIFE, GLENNA C. DUNN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTEN WYLDER, AN UNMARRIED WOMAN** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. C of Cottages at White Oak, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cottages at White Oak, a Horizontal Property Regime, of record in Instrument Number 20150107-0001625 as amended in Instrument No. 20150107-0001626, Instrument No. 20150827-0086716 and Instrument No. 20160422-0039488, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Zoe E. Ames and wife Glenna C. Dunn, by Warranty Deed from Jesse Fayne Alford, a single man, of record in Instrument No. 20180907-0088943, in the Register's Office of Davidson County, Tennessee, dated July 31, 2018 and recorded on September 07, 2018.
This conveyance is subject to:
*County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sharondale Heights, as recorded in Plat Book 1835, Page 109.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of White Oak Subdivision, as recorded in Instrument No. 20070629-0078045.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150107-0001625, as amended in Instrument No. 20150107-0001626, Instrument No. 20150827-0086716 and Instrument No. 20160422-0039488.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2031, Page 143; Book 2032, Page 379, as amended in Book 2739, Page 233.
*Easement granted to City of Nashville, recorded in Book 3531, Page 600.
*The Setback Line was changed from 30' to 25' by Book 2105, Page 252.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2801 White Oak Drive, 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 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 7th day of September, 2023.

Zoe E. Ames

Glenna C. Dunn

STATE OF WA)

COUNTY OF Snohomish)

Before me, the undersigned, a notary public in and for said State and County, personally appeared Zoe E. Ames, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged the same to be such person's free act and deed..

Witness my hand, at office, this the 7th day of September, 2023.

Notary Signature
My commission expires:

NOTARY PUBLIC
STATE OF WASHINGTON
FIONA S. VASSAR
License Number 117149
My Commission Expires 03-19-2026

STATE OF WA)

COUNTY OF Snohomish)

Before me, the undersigned, a notary public in and for said State and County, personally appeared Glenna C. Dunn, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged the same to be such person's free act and deed..

Witness my hand, at office, this the 7th day of September, 2023.

Notary Signature
My commission expires:

NOTARY PUBLIC
STATE OF WASHINGTON
FIONA S. VASSAR
License Number 117149
My Commission Expires 03-19-2026

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/7/23 (date of document).

Jennifer Russell
Affiant Signature

9/19/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

