Karen Johnson Davidson County
Batch# 1053857 DEEDWARR
09/25/2023 02 13 18 PM 3 pgs
Fees $18 00 Taxes $2,127 50

20230925-0075262

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 File No. 37821-08-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me this 21st day of September, 2023. Notary Public My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth S. Perkins Randall S. Perkins 4203 Ashley Park Drive Nashville, TN 37205	Steadfast Mortgage 1036 Steerman Dr Ste 6 White House TN 37188	Map and Parcel No.: 116 03 0G 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Virginia Aders, a single woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Elizabeth Perkins and Randall S. Perkins, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4203 Ashley Park Drive, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of September, 2023.

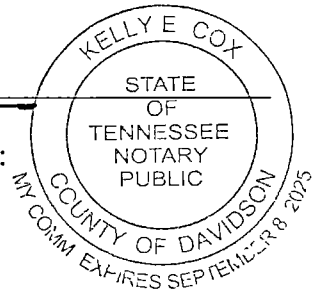
GRANTOR:

Virginia Aders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Virginia Aders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2023.



Notary Public
My Commission Expires:

EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 4203 of Ashley Park, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing Ashley Park of record in Book 7218, Page 29, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Thomas Aders and Virginia Aders, Husband and Wife, by Warranty Deed from Claudine Slankard, Co-Trustee; Marilyn S. Ollila, Co-Trustee; of the Claudine Slankard Revocable Trust, Dated April 14, 1997, of record in Instrument No. 20190612-0056493, in the Register's Office of Davidson County, Tennessee, dated June 11, 2019 and recorded on June 12, 2019. The said Thomas Aders aka Thomas Dee Aders, having since died on November 30, 2022 leaving Virginia Aders as the sole surviving tenant by the entirety.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 50, 51, 52, 53, 54 & North 1/2 49, Brentwood Gardens, as recorded in Plat Book 3842, Page(s) 61.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Ashley Park Condominium of record in Book 7128, page 29, as amended by instrument(s) of record in Instrument No. 20070802-0091819; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
4. Easement for Sanitary Sewers And/or Storm Drainage, recorded in Book 3958, Page156 and Book 3958, Page 160.