WARRANTY DEED

Karen Johnson Davidson County
Batch# 1057834 DEEDWARR
10/04/2023 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20231004-0078285

File No. DH-23-5413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delores Ann Mays	Delores Mays	
(NAME)	(NAME)	
506 Clearwater Court	506 Clearwater Court	095-02-0A-121.00-CO
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Elizabeth "Beth" Roth, Successor Trustee of the The Sarah Elizabeth Ware Chiles 2013 Trust under agreement dated December 13, 2013,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Delores Ann Mays,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 53, together with the appurtenant interest in the common elements of Cottage Place Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6520, page 745 amended in Book 6569, page 212, Book 6636, page 722 and in Book 6902, page 829, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Beth W. Joslin, unmarried by Warranty deed from Garry S. Henry and wife, Jean S. Henry of record in Book 9002, page 453, Register's Office for Davidson County, Tennessee, dated June 30, 1993 and recorded on July 02, 1993.

Being the same property conveyed to Beth W. Chiles, Trustee of the Sarah Elizabeth Ware Chiles 2013 Trust under agreement dated December 13, 2013 by Quitclaim deed from Beth W. Joslin of record in Instrument No. 20131227-0130156 Register's Office for Davidson County, Tennessee, dated December 13, 2013 and recorded on December 27, 2013. A Trust Certificate for the The Sarah Elizabeth Ware Chiles 2013 Trust under agreement dated December 13, 2013 is recorded simultaneloulsy herewith in Instrument No. 202310040078284 Register's Office for Davidson County, Tennessee, dated October 4, 2023 and recorded on October 4, 2023.

This is property more commonly known as 121 Cottage Place, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 4th day of October, 2023.

The Sarah Elizabeth Ware Chiles 2013 Trust
under agreement dated December 13, 2013

By: _____
Elizabeth "Beth" Roth, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Elizabeth Beth" Roth, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the The Sarah Elizabeth Ware Chiles 2013 Trust under agreement dated December 13, 2013, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 4th day of October, 2023.

_____
Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **October 4, 2023**.

Date

D Hardwick

Affiant Signature

October 4, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **October**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026