Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 1058963 DEEDWARR
10/09/2023 10 30 15 AM 2 pgs
Fees $13 00 Taxes $3,237 50

20231009-0079224

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)
David W. Blackwell and Wendy W. Liu	**NEW OWNER**	
(NAME) **2002 Lombardy Ave.**	(NAME)	**117-07-0L-002 00-CO**
(ADDRESS) **Nashville, TN 37215**	(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, **ROBERT CHRISTOPHER WILKINS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID W. BLACKWELL AND WENDY W. LIU,** 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 condominium located in Davidson County, Tennessee, being Unit No A of Lombardy Condominiums 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 Lombardy Condominiums of record in Instrument No 20020415-0046522, of record in Plat Instrument No 20010523-0053208, 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 to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed

Being the same property conveyed to Robert Christopher Wilkins, an unmarried man by Warranty deed from John W Ridley and Carolyn M Ridley, husband and wife of record in Instrument No 20191216-0129116 Register's Office for Davidson County, Tennessee, dated December 12, 2019 and recorded on December 16, 2019

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 92, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument Number 20010523-0053208, Register's Office of Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument Number 20001115-0113383, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020415-0046522, 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 **2002 Lombardy Ave., Nashville, Tennessee 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 6 DAY OF OCTOBER, 2023

Robert Christopher Wilkins by Paul Hinman, Attorney-in-Fact

Sarah Grace Wilkins by Paul Hinman, Attorney-in-Fact

Sarah Grace Wilkins, spouse of Robert Christopher Wilkins, hereby joins in this conveyance and does transfer and convey any and all marital interest Sarah Grace Wilkins may have in and to the above-described tract or parcel of land

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT CHRISTOPHER WILKINS, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT CHRISTOPHER WILKINS

Witness my hand and official seal, this the 9th of October, 2023

Notary Public
My Commission Expires 5/5/25
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH GRACE WILKINS, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH GRACE WILKINS

Witness my hand and official seal, this the 9th of October, 2023

Notary Public
My Commission Expires 5/5/25
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
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