WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064655 DEEDWARR
10/25/2023 10 34 27 AM 2 pgs
Fees: $13 00 Taxes $1,432 83

20231025-0083527

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,250 00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
David E Walton and Mary Kay Walton	David E Walton and Mary Kay Walton	Parcel ID 142 07 0C 098 00
(NAME) 215 Myhr Green	(NAME) 215 Myhr Green	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph Sergerson, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David E. Walton and Mary Kay Walton, husband and wife**, hereinafter called the Grantees, 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 98, together with the appurtenant interest in the common elements of Ashley Green, a horizontal property regime established by Master Deed, of record in Book 7184, page 44, as corrected in Book 7467, page 279, and amended in Book 7482, page 312, and as Instrument No 20111101-0084880, Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "C" of the aforementioned Master Deed

Being the same property conveyed to Joseph Sergerson, a single person from Evelyn Henderson, an unmarried person by Warranty Deed dated September 2, 2021 and recorded on September 9, 2021 in Instrument No 20210909-0120918, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

unimproved ☐
This is improved ☒ property, known as 215 Myhr Green Nashville, TN 37221

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 our hands this 23 day of October, 2023

Joseph Sergerson

STATE OF Florida

COUNTY OF ST. JOHNS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joseph Sergerson, a single person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 23 day of October, 2023

Notary Public Lashonamie S Newkirk

My Commission Expires Dec 1, 2024

(SEAL)

LASHONAMIE S NEWKIRK
Notary Public - State of Florida
Commission # HH 068256
My Comm Expires Dec 1, 2024
Bonded through National Notary Assn