Karen Johnson Davidson County
Batch# 1067557 DEEDWARR
11/02/2023 10:18:48 AM 2 pgs
Fees: $13.00 Taxes: $3,792.50
20231102-0085763

This Instrument Prepared By:
G. Philip Anderson, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return to
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
James Gil Fuqua
4215 Harding Pike, Unit 1002 & 1004
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP 106-13
GROUP B
PARCEL 111.00 & 111.00Co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Pinkston and wife, Carrie Pinkston,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **James Gil Fuqua**, hereinafter called the GRANTEE, his 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 Nos. 1002 and 1004 on the Plan of Windsor Tower, a Condominium, as shown by plat and survey of record in Plat Book 5200, page 71, Register's Office, Davidson County, Tennessee, together with an undivided .925% (unit 1002) and and .503% (unit 1004) interest in commom elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, et seq., said Register's Office, Davidson County, Tenessee.

Being the same property conveyed to John Pinkston and wife, Carrie Pinkston by deed from Mary Jacqueline Daniel, Trustee of the Jack Lucas Jenkins Living Trust under Agreement dates June 14, 2007 AND Mary Jacqueline Daniel and Frederick Lucas Jenkins, both acting individually of record in Instrument no. 20160923-0100306, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

This is **improved** property known as **4215 Harding Pike, Unit 1002 & 1004, Nashville, Tennessee 37205.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **26th** day of **October, 2023.**

John Pinkston

Carrie Pinkston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Pinkston and wife, Carrie Pinkston,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of October, 2023.

G. Philip Anderson
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is ~~$1,025,000~~.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of October, 2023.

NOTARY PUBLIC
My Commission Expires 1.8.2024