Karen Johnson Davidson County
Batch# 1069719 DEEDWARR
11/08/2023 09:49:58 AM 2 pgs
Fees: $13.00 Taxes: $1,801.90
20231108-0087307

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63334
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT
Theodore M. Clayton 4215 Harding Pike #503 Nashville, TN 37205	Theodore M. Clayton 4215 Harding Pike #503 Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 103160B05000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$487,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Theresa P. Godchaux, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Theodore M. Clayton**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 503, as shown on the Plat of Windsor Tower, Condominium Apartments, of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided respective interest in the common elements of 4215 Harding Road Homeowners' Association as described in Book 5313, Page 338, and as amended in Book 8666, Page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, Register's Office for Davidson County, Tennessee, together with a percentage interest in the Common Elements and voting percentage as set forth in Exhibit "A" to said Master Deed.

Being the same property conveyed to Theresa P. Godchaux, unmarried, by Warranty Deed from Mark J. Cicero and Julie H. Cicero, husband and wife, dated May 31, 2016 and recorded June 3, 2016, of record in Inst. No. 20160603-0055889, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, Inst. No. 20131217-0127081, Inst. No. 20210208-0017527, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of 4215 Harding Road Homeowners Association of record in Book 5297, page 370, said Register's Office; Easement and Right of Entry Agreement to VSC Cable, Inc., d/b/a Viacom Cable of record in Book 9486, page 448, said Register's Office; Grant of Easement to Comcast of Nashville of record in Inst. No. 20161212-0130101 and Inst. No. 20110301-0016521, said Register's Office.

This is improved property, known as 4215 Harding Pike, # 503, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of November, 2023.

Theresa P. Godchaux

State of Tennessee

County of Davidson

On this 7th day of November, 2023 before me the undersigned authority, personally appeared Theresa P. Godchaux, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $487,000.00.

Affiant

Sworn and subscribed before me this 7th day of November, 2023

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

My Commission Expires: _____

Notary