This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21913-MC

Karen Johnson Davidson County
Batch # 1087238 DEEDWARR
01/02/2024 09:29:37 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20240102-0000091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2023.

Notary Public
My Commission Expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevin Conley and Joanne Conley 202 Windsor Terrace Drive Nashville, TN 37221	NEW OWNER	143 01 0A 202.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Suzanne Ackerman, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kevin Conley and Joanne Conley, husband and wife** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Condominium Apartment in Davidson County, Tennessee, being Unit No. 202 of Windsor Terrace Condominiums, Phase II, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" an Amendment to the Master Deed of record in Book 7150, Page 921, as amended in Book 7436, Page 667 (Re-recorded in Book 7464, Page 297); Book 7661, Page 40; Book 7729, Page 206; Book 7980, Page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete and detailed description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium and the parking space(s) delineated as "202 Carports" on Exhibit "C" attached hereto and incorporated herein by reference, as set out in aforesaid Master Deed in Book 7150, Page 921, as amended in Book 7436, Page 667 (Re-recorded in Book 7464, Page 297); Book 7661, Page 40; Book 7729, Page 206; Book 7980, Page 717 and Instrument No. 20000811-0079911, said Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Suzanne Ackerman, unmarried, by Warranty Deed from Rita Riley and Frank Reedus, III, wife and husband, of record in Instrument No. 20200407-0036563, in the Register's Office of Davidson County, Tennessee, dated April 02, 2020 and recorded on April 07, 2020.

This is ☒ improved or ☐ unimproved property located at: **202 Windsor Terrace Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2024 and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of December, 2023.

GRANTOR:

Suzanne Ackerman

Suzanne Ackerman

STATE OF Wisconsin
COUNTY OF Dane

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Suzanne Ackerman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained. Driver Lianse

WITNESS my hand and seal at office this 27 day of December, 2023.

E Clunn

Notary Public
My Commission expires: 7/14/2027

ERIC CLUNN
Notary Public
State of Wisconsin