THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37964-11-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, v transfer is: $400,000.00. Affiant Subscribed and sworn to before me 2024. Notary Public My Commission Expires: 1/26/25

Karen Johnson Davidson County
Batch # 1090113 DEEDWARR
01/10/2024 10:11:16 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240110-0002057

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mary Beth Boyd 109 Windsor Terrace Drive Nashville, TN 37221	Mary Beth Boyd 109 Windsor Terrace Drive Nashville, TN 37221	Map and Parcel No.: 143010A10900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Sheridan and Martina Sheridan, husband and wife** ("Grantors"), have this day bargained and sold, and dos hereby transfer and convey to **Mary Beth Boyd, a single woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 109 Windsor Terrace Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 9th day of January, 2024.

Richard Sheridan by Gerald G. Patterson, his attorney-in-fact

Richard Sheridan by Gerald G. Patterson, his attorney-in-fact

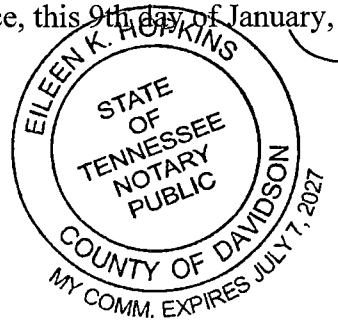
Martina Sheridan by Gerald G. Patterson, her attorney-in-fact

Martina Sheridan by Gerald G. Patterson, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Richard Sheridan, and he is authorized by Richard Sheridan to execute this instrument on his behalf.

Witness my hand, at office, this 9th day of January, 2024.



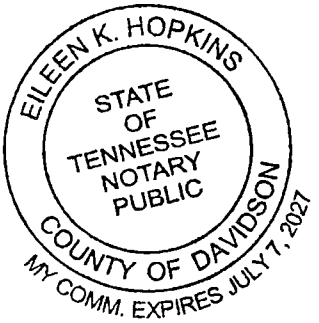
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Martina Sheridan, and he is authorized by Martina Sheridan to execute this instrument on her behalf.

Witness my hand, at office, this 9th day of January, 2024.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 109, together with the appurtenant interest in the common elements of Windsor Terrace Condominiums Phase II, a horizontal property regime established by Master Deed, of record in Book 7150, page 921, 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, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the amendment to the Master Deed of record in Book 7436, page 667, and re-recorded in Book 7464, page 297, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Sheridan and Martina Sheridan, husband and wife, by deed dated March 16, 2020 from JoAnn Conk, unmarried, of record in Instrument No. 20200317-0029700, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Windsor Terrace Condominiums, of record in Book 7150, page 921, 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.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Boundary Plan of record as Book 6250, page 869, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6680, page 517, Register's Office for Davidson County, Tennessee.
6. Dedication of common area to Windsor Terrace Condominium Association of record in Book 7164, page 603, Register's Office for Davidson County, Tennessee.