This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2676-TC

Karen Johnson Davidson County
Batch# 1091472 DEEDWARR
01/22/2024 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20240122-0003085

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of January, 2024.

Notary Public
My Commission Expires: 3/5/26

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Isabel Bartles<br>2601 Hillsboro Pike, C-4<br>Nashville, TN 37212 | New Owner | 117 03 0B 036.00 |

## 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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **April Benson-Scearce, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Isabel Bartles, a single woman**, hereinafter called the Grantee, her 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. C-4 on the Plan of Revised The Villager Condominium Apartments, of record in Plat Book 5200, Page 201, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager Condominium, a horizontal property regime established by Master Deed of record in Book 5434, page 665, amended in Book 5487, page 967, First amendment to Bylaws recorded in Instrument No. 20080416-0038631, Rules and Regulations recorded in Instrument No. 20090616-0055824, said Register's Office.

Being the same property conveyed to April Benson, by Warranty Deed from Katherine E. Roach Crawford and husband, Eric Crawford, of record in Instrument No. 20100421-0030066, in the Register's Office of Davidson County, Tennessee, dated April 16, 2010, and recorded on April 21, 2010.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

April Benson-Scearce being one in the same as April Benson

This is improved property located at: **2601 Hillsboro Pike, C4, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 16th day of January, 2024.

GRANTOR:

April Benson-Scearce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared April Benson-Scearce, the within named bargainor, 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.

WITNESS my hand and seal at office this 16th day of January, 2024.

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, do hereby make oath that I am a licensed

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 01/16/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 01/16/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of January, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

