THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027

Karen Johnson Davidson County
Batch# 1091481 DEEDWARR
01/22/2024 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240122-0003095

DEED CREATING TENANCY BY THE ENTIRETY

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(i), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Mary Bridges, Affiant

Subscribed and sworn to before me,
this 19th day of December, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
William Wilson Jr. and Mary Bridges 3111 Overlook Drive Nashville, TN 37212	William Wilson Jr. and Mary Bridges 3111 Overlook Drive Nashville, TN 37212	082-12-0B 005.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **MARY BRIDGES** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM WILSON, JR. and MARY BRIDGES**, husband and wife, as tenants by the entirety (collectively, the "Grantee"), their successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows

A certain condominium located in Davidson County, Tennessee, being Unit E of The Richmond, a Condominium Development established pursuant to the provision of the

Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et set. Of the Tennessee Code Annotated, under the Master Deed establishing The Richmond of record in Instrument Number 20070510-0056425, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other until owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Master Deed.

Being the same property conveyed by First Place Development, LLC, a Tennessee limited liability company, to Mary Bridges by deed dated October 17, 2013, of record as Instrument Number 20131018-0109017, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. The Deed of Trust of record as Instrument Number 20131018-0109018, Register's Office for Davidson County, Tennessee, as amended by the Modification of Deed of Trust of record as Instrument Number 20201113-0133926, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated October 17, 2013 from Mary Briges to Truxton Trust Company in the original principal amount of One Hundred Five Thousand ($105,000.00) Dollars;
2. Any and all easements and/or restrictions of record;
3. All matters shown on the plan of record.

This is improved property commonly known as 943 Russell Street #E, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind herself and her successors and representatives to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This deed is made pursuant to the provisions of Tenn. Code Ann. § 66-1-109 for the express purpose of creating a tenancy by the entirety in and to the above-described property in said Grantee.

[Signature on the following page.]

SIGNED this the 19th day of December, 2023.

MARY BRIDGES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY BRIDGES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 19th day of December, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on December 19, 2023.

1-16-2024
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

