Karen Johnson Davidson County
Batch# 1108856 DEEDWARR
03/08/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,341.25
20240308-0016096

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF March, 2024.

(Affix Seal) Notary Public

My Commission Expires:

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 15, 2027

HERNER-T24017

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Title Solutions, LLC
1 Maple Row Blvd.
Hendersonville, TN 37075

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Matthew Robert Herner and Lisa Jean Herner | SAME | 103.16-0B-084.00 CO |
| 4215 Harding Pike, #604 | | |
| Nashville, TN 37205 | | |

For and in consideration of the sum of TEN DOLLARS, 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, KAY B. WILWAYCO, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MATTHEW ROBERT HERNER AND LISA JEAN HERNER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 604 of Windsor Tower Condominium Apartments, of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, for a more complete description thereof and being a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, and as established by a Master Deed for 4215 Harding Road Homeowners Association of record in Book 5313, Page 338, amended in Book 8666, Page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto in Book 5313, Page 358, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to Alfonso V. Wilwayco and spouse, Kay B. Wilwayco, ,by Deed from Dirthy McFall, a single person , dated 08/31/1995 and filed for record on 09/01/1995 in Record Book 9781, Page 905, in Register's Office for Davidson County, Tennessee.

Alfonso Velasquez Wilwayco having since died on 02/16/2022 leaving Kay B. Wilwayco as the surviving tenant by the entirety.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5200, Page 71; said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 4215 Harding Road Homeowners Association Condominiums of record in Book 5313, Page 338, and amended in Book 8666, Page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, and By-Laws appended thereto in Book 5313, Page 358, said Register's Office. 3) Charter of 4215 Harding Road Homeowners Association of record in Book 5297, Page 370, said Register's Office. 4) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, Page 943, said Register's Office. 5) Easement and Right of Entry Agreement to VSC Cable, Inc., dba Viacom Cable of record in Book 9486, Page 948, said Register's Office. 6) Grant of Easements to Comcast of Nashville I, LLC, of record in Instrument No. 20110301-0016521, and Instrument No. 20161212-0130101, said Register's Office. 7) Taxes for the current year prorated and assumed by the Grantee.

This is ( X ) improved property known as 4215 Harding Pike, #604, Nashville, Tennessee 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 7th day of March, 2024 :

Kay B. Wilwayco

Kay B. Wilwayco

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Lori Buie, a Notary Public in and for said County and State, the within named KAY B. WILWAYCO, the bargainor(s), 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 at Portland, TN, this 7th day of March, 2024.

Lori Buie

Notary Public

My Commission Expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**Tennessee Certification of Electronic Document**

I, Ginger Lehn, 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 3/07/2024 (date of document).

Affiant Signature

3/07/2024
Date

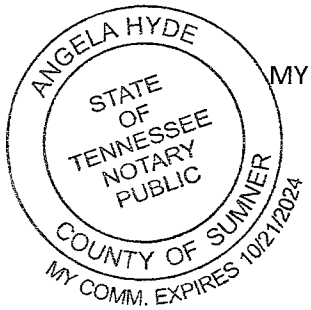
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7 day of March, 2024.

Notary's Signature

NOTARY'S SEAL




MY COMMISSION EXPIRES: