[redacted]

Return to
Brentwood Title & Escrow, LLC
725 Cool Springs Blvd. #100
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1111449 DEEDWARR
03/15/2024 09:37:04 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20240315-0017969

File No. AT-24-6033

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 9-29-2025
(AFFIX SEAL)

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS.....
Carol Barron	SAME/NEW OWNER	
(NAME)	(NAME)	
102 Newsom Green		142-07-0C-076.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Kathleen E. Paris, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carol Barron, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 76 of Ashley Green, Phase VI, 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 seq. of the Tennessee Code Annotated, under the Master Deed and By-Laws establishing Ashley Green of record in Book 7184, Page 44,as corrected in Book 7467, Page 279, as amended in Book 7482, Page 312 and Instrument Number 20111101-0084880, 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 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 buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Dorris A. Mitchell by General Warranty deed from Rochford Realty and Construction Co., Inc. of record in Book 9606, Page 688, in the Register's Office for Davidson County, Tennessee, dated February 24, 1995 and recorded on March 1, 1995. The said Dorris A. Mitchell has since died on October 11, 2018, her probate being of record in Docket No. 18P-1989, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Kathleen E. Paris, an unmarried woman by Warranty Deed from Connie M. Gray, Glenna R. Cook, trustee in trust for John B. Roberts, Jr., under a testamentary trust established by last will and testament of Dorris A. Mitchell and James H. Cook as executor of the estate of Dorris A. Mitchell of record in Instrument No. Warranty Register's Office for Davidson County, Tennessee, dated January 25, 2019 and recorded on January 28, 2019.

This is property more commonly known as 102 Newsom Green, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 13th day of March, 2024.

Kathleen E. Paris

Kathleen E. Paris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 2024, before me personally appeared Kathleen E. Paris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of March, 2024.

Notary Signature
My commission expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County