Return to
&
Prepared by:
Momentum Title
2421 U.S. 41 Alt Bypass #100
Clarksville, TN 37043
615-921-2524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $267,500.00.

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2024.

Notary Public
My Commission Expires: _____

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 1113413 DEEDWARR
03/21/2024 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $989.75
20240321-0019466

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lilac Inc. 4525 Harding Pike, Suite 200 Nashville, TN 37205	New Owner	142-06-0C-027-00

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, we, **Christopher O'Rear, Heir-at-Law and as Administrator, and Kathryn E. Wilson, Heir-at-Law, and Michael O'Rear, Heir-at-Law of the Estate of Elizabeth B. Gaither, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lilac Inc., a Tennessee corporation**, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 19-B of DORAL COUNTRY VILLA, SECTION 5, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of the Master Deed of record in Book 5050, Page 93, in the Register's Office of said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Elizabeth B. Gaither, an unmarried woman, by Quit Claim Deed from Elizabeth Gaither, an unmarried woman, of record in Instrument No. 20140227-0017046, in the Register's Office of Davidson County, Tennessee, dated February 21, 2014 and recorded on February 27, 2014. The said Elizabeth B. Gaither died on October 16, 2022, intestate, devising subject property to Heirs at Law of Elizabeth B. Gaither. See Probate Case No. 22P-2104, Davidson County Circuit Court (Probate Division). Also see Affidavit of Heirship recorded in Instrument No. 20240314-0017685.

Being the same property conveyed to Elizabeth Gaither, by Special Warranty Deed from Federal National Mortgage Association, of record in Instrument No. 20120827-0076880, in the Register's Office of Davidson County, Tennessee, dated August 22, 2012 and recorded on August 27, 2012.

This is improved property located at: **814 Williamsburg West Drive, Nashville, TN 37221.**

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

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 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, its 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 15th day of March, 2024.

GRANTOR:

Estate of Elizabeth B. Gaither

By: _____
Christopher O'Rear, Administrator and Heir-at-Law

By: _____
Kathryn E. Wilson, Heir-at-Law

By: _____
Michael O'Rear, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher O'Rear, Administrator and Heir-at-Law, and Kathryn E. Wilson and Michael O'Rear, Heirs-at-Law of the Estate of Elizabeth B. Gaither, deceased, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of March, 2024.



_____
Notary Public
My Commission expires: 3-2-2027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/15/24 (date of document)

Regina Sullo

Affiant Signature

March 21 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 21st day of March, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

