Karen Johnson Davidson County
Batch# 1114915 DEEDWARR
03/25/2024 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20240325-0020597

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $309,000.00.

Affiant

File Number: 24010009

Subscribed and sworn to before me, this 22nd day of March, 2024.

Notary Public
My Commission Expires: 7/19/25

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Katherine Martin	New Owner	162-09-0B-076.00-CO
5600 Country Drive 163		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bonnie M. Mayfield, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Katherine Martin, a single woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 163, Building 4, on the Plan of Phase 3 Hickory Valley Condominium, of record in Book 4860, Page 1, as amended by instrument of record in Book 4890, page 372, all in the Register's office for said County

Being the same property conveyed to Bonnie M. Mayfield, unmarried by Warranty Deed from William B. Davis, Jr. unmarried of record in Book 7622, page 184, Register's Office for Davidson County, Tennessee, dated August 08, 1988 and recorded on August 09, 1988.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5600 Country Drive 163, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of March, 2024.

Bonnie M. Mayfield

Bonnie M. Mayfield

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bonnie M. Mayfield, unmarried with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 22nd day of March, 2024.

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Lisa K R Wagner

Notary Public at Large
My Commission Expires: Sept. 21, 2024

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 March 22, 2024.

Affiant
Date: March 25, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25th day of March 2024

Notary Public

My Commission Expires: 9/8/25

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY