WARRANTY DEED

Karen Johnson Davidson County
Batch# 1115122 DEEDWARR
03/26/2024 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20240326-0020842

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$245,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF March, 2024.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 21, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
123 TWE Property Trust **101 Shady Cove** **Old Hickory, Tennessee** **37138**	**SAME AS OWNER**	MAP 108 GROUP 07 0B PARCEL 028.00 CO

For and in 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, we,

Carole Anne Sechler, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Emily Paige Camacho, Trustee of the 123 TWE Property Trust

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Unit No. 28-B, on the Horizontal Property Regime for Timber Lake Condominium, as recorded in the Master Deed of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CAROLE ANNE SECHLER, UNMARRIED, by deed from TERESA L. MURRAY F/K/A TERESA L. MILLER F/K/A TERESA L. DIAMOND, of record in Instrument No. 20090629-0060014, dated June 25, 2009, said Register's Office.

This conveyance is made subject to the following:

1) 2024 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **129 N Timber Drive, Nashville, Tennessee 37214.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this ~~29th~~ 22ND day of March, 2024.

Carole Anne Sechler

Carole Anne Sechler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carole Anne Sechler, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~29th~~ 22ND day of March, 2024.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/22/24.

Date

Celia Stewart-Rouse

Affiant Signature

3/22/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 22nd day of March, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY