WARRANTY DEED

Karen Johnson Davidson County
Batch # 1128076 DEEDWARR
04/29/2024 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50

20240429-0030915

G-P-24-1212-406

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

A. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2024.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/16/2024
(AFFIX SEAL)

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Parker Holt **International Driller's Supply, Inc.**	**New Owner**	
(NAME) **526 Franklin Road**	(NAME)	**093 09 0C 019.00CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MAGGIE WILSON, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PARKER HOLT, AN UNMARRIED MAN, AS TO A 50% UNDIVIDED INTEREST (THE "INDIVIDUAL INTEREST"), AND INTERNATIONAL DRILLERS SUPPLY, INC., A TENNESSEE CORPORATION, AS TO A 50% UNDIVIDED INTEREST (THE "ENTITY INTEREST"), THE SAID INDIVIDUAL INTEREST AND ENTITY INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD AS TENANTS IN COMMON WITHOUT THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium Unit located in Davidson County, Tennessee, being Unit No. 406, together with the appurtenant interest in the common elements of Twelve Twelve Condominiums established by The Declaration of Condominium for Twelve Twelve, of record in Instrument No. 20140718-0063781, amended in Instrument No. 20160614-0060193, Instrument No. 20191230-0134559, Instrument No. 20220329-0036090, in Instrument No. 20221129-0124987, and in Instrument No. 20240223-0012657, Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "B" attached to the aforementioned Declaration.

Being the same property conveyed to MAGGIE WILSON, A SINGLE WOMAN, by Special Warranty Deed from LAUREL PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150622-0059662, dated June 18, 2015, said Register's Office.

The undersigned, Jacob Kelly, spouse of Maggie Wilson, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Master Deed of record in Instrument No. 20140718-0063781 in the Register's Office for Davidson County, Tennessee.

• Covenants, conditions, restrictions and easements contained in the Declaration of Restrictions of record in Instrument No. 20140718-0063781; as amended in Instrument No. 20160614-0060193; 20191230-0134559; 20220329-0036090; 20221129-0124987; 20240223-0012657, in the Register's Office for Davidson County, Tennessee, with any and all amendments thereto.
• HOA Charter of record in Instrument No. 20140627-0056540 in the Register's Office for Davidson County, Tennessee.
• Terms, conditions, provisions, restrictions and easements contained in Book 4318 Page 544 in the Register's Office for Davidson County, Tennessee.
• Terms, conditions, provisions, restrictions and easements contained in Book 4370 Page 916 in the Register's Office for Davidson County, Tennessee.
• Terms, conditions, provisions, restrictions and easements contained in Book 4395 Page 715 in the Register's Office for Davidson County, Tennessee.
• Terms, conditions, provisions, restrictions and easements contained in Book 10965 Page 404 in the Register's Office for Davidson County, Tennessee.
• Terms, conditions, provisions, restrictions and easements contained in Book 11625 Page 252 in the Register's Office for Davidson County, Tennessee.
• Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20020715-0084598 in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1212 Laurel St #406 , Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 20 DAY OF APRIL, 2024.

Maggie Wilson

Jacob Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAGGIE WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB KELLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)



RETURN TO:
~~Rudy Title and Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064