Karen Johnson
Batch # 1130166
05/02/2024 02:10:29 PM
Fees: $13.00 Taxes: $765.90

Davidson County
DEEDWARR
2 pgs

20240502-0032333

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DW) Title No.: 63629
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nichole Huseby Craig Huseby 312 Sunnyside Drive Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 103160C20500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$207,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Natalie A. Slone, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nichole Huseby and Craig Huseby, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 205 of Wellington Arms, a Condominium Development, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 316, Register's Office for 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 Natalie A. Slone, by Warranty Deed from Sofia Grey, married, dated September 30, 2021 and recorded on October 4, 2021 of record in Instrument No. 20211004-0133125, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 5200, page 316, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5721, page 241, corrected in Book 5740, page 897, amended in Instrument No. 20001205-0119242; Instrument No. 20210112-0005058; and Instrument No. 20220616-0069145, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Wellington Arms Homeowners Association, Inc., of record in Book 5833, page 312, said Register's Office. Easement for sanitary sewers of record in Book 7692, page 861, said Register's Office. Said property is subject to a first right of refusal.

This is improved property, known as 4225 Harding Pike; # 205, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2024.

Natalie A. Slone

Natalie A. Slone

State of Tennessee

County of Davidson

On this 30th day of April, 2024, before me the undersigned authority, personally appeared Natalie A. Slone, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $207,000.00.

Affiant

Sworn and subscribed before me this 30 day of April, 2024.

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

S. Denise Woods

Notary

My Commission Expires: _____