Karen Johnson Davidson County
Batch# 1133507 DEEDWARR
05/10/2024 03:01:30 PM 5 pgs
Fees: $28.00 Taxes: $791.80
20240510-0034688

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38188-04-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $214,000.00. Affiant Subscribed and sworn to before me this 10th day of May, 2024. Notary Public My Commission Expires: 7/7/27

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: William E. Conn 2601 Hillsboro Pike Apt. K5 Nashville, TN 37215	**Send Tax Bills To:** New Owner William E. Conn 2099 Moultrie Circle Franklin, TN 37064	**Tax Information:** Map and Parcel No.: 117030B16300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David W. Evans, unmarried and Tamara Ann Evans, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William E. Conn, a married man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2601 Hillsboro Pike Apt. K5, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 9 day of May, 2024.

Tamara Ann Evans

STATE OF ~~FLORIDA~~ ALABAMA

COUNTY OF BALDWIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tamara Ann Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2024.

Notary Public

My Commission Expires: 05/31/2027

STATE OF ALABAMA NOTARY PUBLIC

SHARON STAFFORD
My Commission Expires
May 31, 2027

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10TH day of May, 2024.

David W. Evans

THOMAS C. FUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David W. Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10TH day of May, 2024.

Notary Public

My Commission Expires: 7/7/2027

EXHIBIT "A"

A Condominium Apartment in Davidson County, Tennessee, being Unit No. K-5, of THE VILLAGER CONDOMINIUM APARTMENTS, a horizontal property regime established by Master Deed of record in Book 5434, Page 665 and Corrected in Book 5487, Page 967 and amended in Instrument No. 20080416-0038631 and Rules and Regulations record in Instrument No. 20090616-0055824, Register's Office for Said County pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 154 and revised in Book 5200, Page 201, 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 David W. Evans and Tamara Ann Evans, husband and wife, by Warranty Deed from George A. Haven III, unmarried of record in Instrument No. 20200501-0045963, in the Register's Office of Davidson County, Tennessee, dated April 28, 2020 and recorded on May 01, 2020. The said David Evans and Tamara Evans having since divorced by virtue of a Final Decree of Divorce entered in Case No. 21D1418 in the Third Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Villager Condominium Apartments, as recorded in Plat Book 5200, Page(s) 154 and revised in Book 5200, Page 201.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGER Condominium of record in Book 5434, Page 665 and Corrected in Book 5487, Page 967; amendment recorded in Instrument No. 20080416-0038631 and Rules and Regulations recorded in Instrument No. 20090616-0055824; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Easement for Right of Way, recorded in Book 4808, Page 424.
6. Easement recorded in Instrument No. 20130916-0097052.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/10/24 (date of document).

Affiant Signature

5/10/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of May, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY