Karen Johnson
Batch # 1136047
05/16/2024 01:28:03 PM
Fees: $13.00 Taxes: $2,534.50
Davidson County
DEEDWARR
2 pgs
20240516-0036407

This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
725 Cool Springs Blvd.
Suite 100,
Franklin, Tennessee 37067
BW24040

Send Tax Bills To:
Kim Springer Joondeph
1210 Howells Grove Road
Greensboro, GA 30642

New Owner is:
Kimberly S. Williams Trust,
aka, Kim Springer Joondeph
700 12th Avenue South, Unit 709
Nashville, Tennessee 37203

MAP/PARCEL: 093-13-0D-057.00 CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **April G. Nichols**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kimberly S. Williams Trust aka, Kim Springer Joondeph, a married woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 700 12th Avenue South, Unit 709, Nashville, Tennessee 37203

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. R709, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument Number 20081223-0122167, as amended by Instrument Number 20090213-0012915, Instrument Number 20090316-0023301, Instrument Number 20090325-0026808, Instrument Number 20090827-0080784, Instrument Number 20121017-0095418, and Instrument Number 20180627-0061944, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument Number 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Included in this conveyance is the parking spaces R130 and R193. (which was incorrectly shown as 130 and 138 on previous Deed)

BEING the same property conveyed to April G. Nichols, an unmarried woman from Margaret Johnson Niemiec, unmarried, by Warranty Deed dated December 30, 2021 and recorded January 12, 2022 in Instrument Number 20220112-0004070, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14 day of May, 2024.

GRANTOR:

April G. Nichols

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **April G. Nichols**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

Affiant

SWORN TO and subscribed before me this 14th day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.