Karen Johnson Davidson County
Batch# 1137707 DEEDWARR
05/21/2024 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20240521-0037949

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.: 63595
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
LaTericka Hudson 4316 Summercrest Boulevard #509 Antioch, TN 37013	New Owner

TAX MAP PARCEL NUMBERS: 164060A04200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennie Hall, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **LaTericka Hudson**, 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:**

Land in Davidson County, Tennessee, being Unit No. 42, on the plan of Autumn Glen, Section 1, a Condominium Regime, of record in Instrument No. 20020926-0117438, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Byron Hall and Jenny Hall as tenants by the entirety with right of survivorship, by Warranty Deed from P&B Development, LLC, a Tennessee limited liability company, dated January 4, 2011 and recorded on January 10, 2011 of record in Instrument No. 20110110-0002640, Register's Office for Davidson County, Tennessee. Byron Hall has since died on or about September 7, 2015, thereby leaving Jenny Hall as surviving tenant by the entirety. Title erroneously vested as Jenny Hall. Jenny Hall and Jennie Hall being one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Instrument No. 20020926-0117438, 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 Instrument No. 20030929-0143614; Instrument No. 20101229-0103591; Instrument No. 20170510-0046473; and Instrument NO. 20230404-0024572, 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.

This is improved property, known as 4316 Summercrest Boulevard, # 509, Antioch, TN 37013

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 16th day of May, 2024.

Jennie Hall

State of Tennessee

County of Davidson

On this 16th day of May, 2024, before me the undersigned authority, personally appeared Jennie Hall, 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.

Notary

My Commission Expires:

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

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: $230,000.00.

Affiant

Sworn and subscribed before me this 21st day of May, 2024.

Notary

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 May 20, 2024.

Affiant Signature

5/20/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

