ADDRESS NEW OWNER: Nelda Lee Sturgeon
PO Box 150403
Nashville TN 37215

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 117150A19300CO

Karen Johnson Davidson County
Batch# 1138711 DEEDWARR
05/23/2024 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20240523-0038600

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004
(No title insurance issued)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jeffrey Wilson and Mary Beth Wilson, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Nelda Lee Sturgeon, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land being a certain condominium apartment in Davidson County, Tennessee, being unit W-1, Parcel 193, in a Horizontal Property Regime located on the Plan of The Green Hills Terrace, as established by Master Deed of record in Book 5304, Page 702, and Book 7841, Page 557, and as shown on the plan of record in Book 5200, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Wilson and Mary Beth Wilson from Randel D. Forkum and wife, Vicki Forkum, by Warranty Deed recorded on September 23, 205, in Instrument No. 20150923-0096674, in the Register's Office for Davidson County, Tennessee.

This is property with a common address of 1900 Richard Jones Rd., Unit W-1, Nashville, TN 37215.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Master Deed for The Green Hills Terrace of record in Book 5304, Page 702 and in Book 7841, Page 557, in the Register's Office for Davidson County, Tennessee.(3) By-Laws appended to Master Deed and Amended of record in Book 9830, Page 181, said Register's Office.(4) Subject to all matters shown on the plan of record in Book 5200, Page 64, said Register's Office, including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of May 2024.

Jeffrey Wilson

Mary Beth Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jeffrey Wilson and Mary Beth Wilson, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 22nd day of May 2024.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $335,000.00.

Affiant

Subscribed and sworn before me this 22nd day of May 2024.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2405-064

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 22nd, 2024** (date of document).

Cindy S. Smith, Affiant

05/23/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 23rd day of May, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026