Karen Johnson Davidson County
Batch# 1139083 DEEDWARR
05/24/2024 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240524-0038721

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2024.

Notary Public
MY COMMISSION EXPIRES: 3-21-2028
File No. G24-21082

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Adina Dillon (NAME)	Regions Bank (NAME)	096-07-0B-019.00-CO
300 Stewarts Ferry Pk (STREET ADDRESS) Unit 19	2050 Parkway Office Circle (STREET ADDRESS)	
Nashville TN 37214 (CITY) (STATE) (ZIP)	Birmingham AL 35244 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Bonny Kate Wise, f/k/a Bonny Kate Simpkins and Charlie Simpkins, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adina Dillon, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 19, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 300 Stewart Ferry Pike, a horizontal property regime and private elements of record in Instrument 20180302-0020053, in the Register's Office of Davidson County, Tennessee which plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bonny Kate Simpkins, an unmarried woman and Charlie Simpkins, a married man, as joint tenants with right of survivorship by Quitclaim Deed dated November 21, 2019, recorded December 16, 2019, in Instrument Number 20191216-0129610, in the Official Records of Davidson County, Tennessee. Jacob Wise joins in this conveyance to convey any interest in said property, particularly his marital interest. This was not the principal residence of Charlie Simpkins.

Bonny Kate Wise and Bonny Kate Simpkins being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 300 Stewarts Ferry Pike, Unit 19, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 23rd day of May, 2024.

Charlie Simpkins

Bonny Kate Wise

Jacob Wise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2024, before me personally appeared Charlie Simpkins, Bonny Kate Wise, and Jacob Wise, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2024.

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20689-mc

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 5/03/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5-23-2024

State of Tennessee

County of Davidson

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

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

