WARRANTY DEED

Karen Johnson
Batch # 1152239
06/28/2024 08:28:25 AM
Fees: $18.00 Taxes: $11,549.55

Davidson County
DEEDWARR
3 pgs

20240628-0048481

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,121,500.00.

SR
Affiant

Subscribed and sworn to me on June 21, 2024

Notary Public
My Comm Exp: 4-19-2025

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Emmie Kinnard
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 36959

R&R to:

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Kimberly Holliday Wayman, Trustee of The Kimberly Holliday Wayman QTIP Trust, dated March 2, 2022 1 Chartwell Manor Nashville, TN 37215	SAME ADDRESS AS NEW OWNER	130-12-0A-004.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Toby S. Wilt, Trustee of the Amended and Restated Toby S. Wilt Revocable Trust, dated September 29, 2021,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Kimberly Holliday Wayman, Trustee of The Kimberly Holliday Wayman QTIP Trust, dated March 2, 2022**, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Northumberland of record in Book 6250, Pages 128 and 129, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, Page 194, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Toby S. Wilt, a married man by Warranty Deed from Robert

M. Roy and Emma C. Roy, tenants in common of record in Instrument No. 20141126-0109233 Register's Office for Davidson County, Tennessee, dated November 24, 2014 and recorded on November 26, 2014.

Being the same property conveyed to Toby S. Wilt, Trustee of the Toby S. Wilt Revocable Trust by Quitclaim Deed from Toby S. Wilt of record in Instrument No. 20200619-0064895 Register's Office for Davidson County, Tennessee, dated December 5, 2019 and recorded on June 19, 2020.

The conveyance of the above-described parcel of land is subject to the following:

1. 2024 DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 6250, Page(s) 128 and 129, and as amended by Surveyor's Certificate of Correction in Book 6386, Page 194, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Northumberland of record in Book 6377, Page 18, re-recorded in Book 6545, Page 799, amended in Book 8990, Page 50, Book 11298, Page 935 and Instrument Number 20010629-0068967, further amended in Instrument Number 20180927-0095915 and Instrument Number 20220209-0015206, in the Register's Office for Davidson County, Tennessee,

4. By-Laws of Northumberland Homeowners Association, of record in Book 6377, Page 33, re-recorded in Book 6545, Page 815, amended in Book 7663, Page 468, Book 8919, page 45 and Instrument Number 20230726-0057646, in the Register's Office for Davidson County, Tennessee

5. Charter of Northumberland Homeowner's Association, Inc. of record in Book 6493, Page 884, amended in Book 7545, Page 405 and Book 7841, Page 73, in the Register's Office for Davidson County, Tennessee.

6. Deed of Conveyance to Metropolitan Government of eight inch sanitary sewer of record in Book 6932, Page 89 and of eight inch water main in Book 6932, Page 133, in the Register's Office for Davidson County, Tennessee.

7. Assignment of Assessments and Fees between Northumberland Homeowner's Association and Pinnacle Bank of record in Instrument Number 20220330-0037079, in the Register's Office for Davidson County, Tennessee.

8. Easement Boundary Fence of record in Book 6490, Page 201, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1 Chartwell Manor, Nashville, TN 37215.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand effective as of June 21, 2024.

Toby S. Wilt, Trustee of the Amended and Restated Toby S. Wilt Revocable Trust, dated September 29, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Toby S. Wilt, Trustee of the Amended and Restated Toby S. Wilt Revocable Trust, dated September 29, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged that ___he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on June 21, 2024.

Notary Public

