THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7464-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 405,000.00.

Milton E Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF July, 2024

Notary Public

MY COMMISSION EXPIRES: Nov 8, 2027

(AFFIX SEAL)

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1160907
07/23/2024 11:06:25 AM
Fees: $13.00 Taxes: $1,498.50

Davidson County
DEEDWARR
2 pgs

20240723-0055285

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milton Edwin Wilson	NEW OWNER	
217 Windsor Terrace Drive		143 01 0A 217.00
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **W. Ralph Jones, III, Trustee of The W. Ralph Jones, Jr. Residuary Trust, u/a/d December 11, 2018**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Milton Edwin Wilson**

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 217 of the Windsor Terrace Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Windsor Terrace Condominiums, of record in Book 7150, Page 921, and amended in Book 7436, Page 667, and Re-recorded in Book 7464, Page 297, and amended in Book 7661, Page 40, and in Book 7729, Page 206, and in Book 7980, Page 717, and in Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Windsor Terrace Condominiums, Phase II, as set out on Exhibit "C" to the Amendment to the Master Deed, of record in Book 7436, Page 667, and re-recorded in Book 7464, Page 297, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to William R. Jones, Jr. by Warranty Deed from Sandra Green, unmarried of record in Instrument No. 20190604-0052883 Register's Office for Davidson County, Tennessee, dated June 3, 2019 and recorded on June 4, 2019.

The said William R. Jones, Jr. having since died on 06/04/2020. Pursuant to the Last Will and Testament of W. Ralph Jones, Jr., the assets of his estate were devised to the Residuary Trust created in such Last Will and Testament probated in the Chancery Court of Gibson County, Tennessee, Case No. 23494P.

Conveyance to the above described property is subject to the following: 1) The Plan as set out on Exhibit "C" to the Amendment tothe Master Deed of record in Book 7436, Page 667, re-recorded in Book 7464, Page 297, said Register's Office, shows an Owner'sCertificate, and is subject to all matters as set forth therein. 2) Storm Water Detention Agreement of record in Book 6680, Page 517,
Register's Office for Davidson County, Tennessee. 3) All matters shown on the Boundary Plat of Windsor Terrace Condominiums ofrecord in Plat Book 6250, Page 869, Register's Office for Davidson County, Tennessee. 4) Master Deed for Windsor TerraceCondominiums, ofrecord in Book 7150, Page 921, and amended in Book 7436, Page 667, and re-recorded in Book 7464, Page 297,and further amended in Book 7661, Page 40, in Book 7729, Page 206, in Book 7980, Page 717, and in InstrumentNo. 20000811-0079911, Register's Office for Davidson County, Tennessee. 5) By-Laws of Windsor Terrace Homeowners' Association, Inc.,appended thereto in Book 7150, Page 946, said Register's Office. 6) Charter of Windsor Terrace Condominiums Homeowners'Association, Inc., of record in Book 7168, Page 683, and in Book 8097, Page 976, said Register's Office. 7) Taxes for the current yearprorated and assumed by the Grantee.

This is __ unimproved _X_ improved property known as **217 Windsor Terrace Drive, Nashville, TN 37221**

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. 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 our hands this the 18 day of July, 2024.

The W. Ralph Jones, Jr. Residuary Trust

BY: W. Ralph Jones III
W. Ralph Jones, III, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **W. Ralph Jones, III** with whom I am personally acquainted and who upon her oath acknowledged himself to be the **Trustee** of the **W. Ralph Jones, Jr. Residuary Trust** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **W. Ralph Jones, III,** as such **Trustee**.

Witness my hand and official seal this the 18th day of July, 2024.

NOTARY PUBLIC

My Commission Expires: Nov 8, 2027

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON