Karen Johnson Davidson County
Batch# 1175070 DEEDWARR
08/28/2024 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240828-0066188

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2024.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G24-21777

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeffrey Brooks Templeton (NAME)	New Owner (NAME)	117-11-0J-122-00
PO Box 3601 (STREET ADDRESS)	(STREET ADDRESS)	
Boone, NC 28607 (CITY) (STATE) (ZIP)	(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, **David O'Donnell, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Brooks Templeton, a married man**, 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 in Davidson County, Tennessee, being Unit No. 122, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a Horizontal Property Regime established by Master Deed of record as Instrument No. 20040209-0015685 and re recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to David O'Donnell, an unmarried man by Deed dated July 18, 2022, recorded July 21, 2022, in Instrument Number 20220721-0083690, in the Register's Office of Davidson County, Tennessee.

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 2025 Woodmont Blvd, Unit 122, 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 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 26th day of August, 2024.

David O'Donnell

STATE OF KY
COUNTY OF Fayette

On this 26th day of August, 2024, before me personally appeared David O'Donnell, 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 26th day of August, 2024.

Notary Signature
My commission expires: 3-3-28

JUDY HIGGINS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP4001
My Commission Expires Mar 3, 2028

PREPARED BY AND RETURN TO:

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 **8/26/2024** (date of document).

Affiant Signature

8/28/2024
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this **28** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202408280066188