WARRANTY DEED

Karen Johnson Davidson County
Batch# 1175197 DEEDWARR
08/29/2024 08:26:30 AM 4 pgs
Fees: $23.00 Taxes: $4,828.50
20240829-0066349

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,305,000.00.

Affiant

Subscribed and sworn to me on August 28, 2024.

NOTARY PUBLIC

My Commission Expires: 4.19.2025

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

KORTALEKELLEY LAW FIRM

R&R
40

THIS INSTRUMENT WAS PREPARED BY:
(Jeremy H. Cherry, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37031

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Judy Browning Turner, Trustee of The Judy Browning Turner Revocable Living Trust, U/A Dated June 24, 2008 135B Woodmont Boulevard Nashville, TN 37215	NEW OWNER	116-03-0J-005.00 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, George Mock, Jr. and Kathleen Mock, husband and wife, hereinafter called "GRANTOR(S)," have bargained and sold, and by these presents do transfer and convey unto Judy Browning Turner, Trustee of the Judy Browning Turner Revocable Living Trust, U/A Dated June 24, 2008, hereinafter called "GRANTEE," her successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being Unit No. 135B of Woodmont Waye, a Planned Unit Development With Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Master Deed establishing Woodmont Waye of record in Instrument Number 20060418-0044061, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or

hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to George Mock, Jr. and Kathleen Mock, husband and wife, by Warranty Deed from James R. Holland, unmarried, of record on August 30, 2019 as Instrument No. 20190830-0087595, Register's Office for Davidson County, Tennessee. The said George Mock, Jr. is also known as George E. Mock, Jr.

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

1. 2024 Davidson County property taxes, and subsequent years taxes and assessments which have been prorated by the parties and assumed by the Grantee;
2. Subject to the provisions and requirements of a the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, as a condominium apartment, and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Woodmont Waye of record in Instrument No. 20060418-0044061, Register's Office for Davidson County, Tennessee.
3. Charter of Woodmont Waye Owners Association of record in Instrument No. 20060426-0047473, in the Register's Office for Davidson County, Tennessee.
4. Sanitary Sewer Easement of record in Book 3966, Page 149, in the Register's Office for Davidson County, Tennessee.
5. The lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.
6. Rights of others in and to the common areas/elements.
7. All matters shown on plats and plans of record

BEING ☐ unimproved ☒ improved property known as:

135B Woodmont Boulevard, Nashville, TN 37205

(House Number) (Street) (City or Town) (State) (Zip)

[SIGNATURES COMMENCE ON NEXT PAGE]

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, its successors and representatives forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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/our hand(s) this 28th day of August, 2024

George E. Mock, Jr.

Kathleen Mock

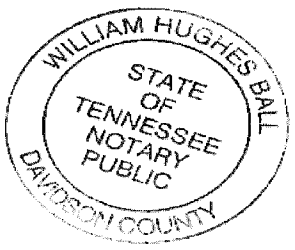
STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me personally appeared George E. Mock, Jr. and Kathleen Mock, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal, this 28th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: March 9, 2027



Tennessee Certification of Electronic Document

I, APRIL N. BRADLEY 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 August 28, 20 24.

Affiant Signature

August 28, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of August, 20 24.

Notary's Signature

My Commission Expires: 5/5/2025

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025