Karen Johnson
Batch # 1175364
08/29/2024 01:53:19 PM
Fees: $23.00 Taxes: $1,461.50
Davidson County
DEEDWARR
4 pgs
20240829-0066554

PREPARED BY ~~(AND RETURN TO):~~

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-24-3818-109

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63772
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John William Anderson, Jr. 3818 West End Avenue #109 Nashville, TN 37205	Churchill Mortgage 1749 Mallory Lane #100 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 104090K10900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$395,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Lindley Carswell, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John William Anderson, Jr., an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium apartment in Davidson County, Tennessee, being Unit No. 109, Building C, of The Montclair, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan in Book 6900, page 954, and as set forth in Exhibit "B" to the Master Deed of record in Book 7332, page 380, amended in Book 7902, page 113,* Register's Office for said County, to which source reference is herby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mary Lindley Carswell, unmarried, by Warranty Deed from Patrick Edward Hanlon Burke dated January 27, 2023 and recorded on January 31, 2023, of record in Inst. No. 20230131-0007144, Register's Office for Davidson County, Tennessee.

Matthew Kenneth Hubbard, spouse of Mary Lindley Carswell, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 954, and as set forth in Exhibit "B" to the Master Deed of record in Book 7332, page 380, amended in Book 7902, page 113, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 7332,

* and by Second Amendment in Instrument No. 20021231-0162451, and by Third Amendment in Instrument No. 20030113-0005471,

page 380, amended in Book 7902, page 113, Inst. No. 20021231-0162451 and Inst. No. 20030113-0004571, Inst. No. 20231221-0098615, and Inst. No. 20231221-0098616, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Montclair Condominium Association, Inc. of record in Book 7887, page 462, said Register's Office; Reservation by grantor of an easement for ingress and egress contained in the Warranty Deed from Leah Fleisman Sonnenfield to Thomas E. Ledford, Trustee, of record in Book 6846, page 833, Register's Office for Davidson County, Tennessee, as confirmed and corrected by Deed of Confirmation and Correction, of record in Book 6881, page 926, and by Second Deed of Confirmation and Correction, of record in Book 7902, page 109, said Register's Office; Easement granted by Montclair Condomiums Association, Inc. to Leah Fleisman Sonnenfield and BancBoston Mortgage Corporation, of record in Book 7902, page 145, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3818 West End Avenue, # 109, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of August 2024.

Mary Lindley Carswell

Matthew Kenneth Hubbard

State of Tennessee

County of Davidson

On this 28th day of August 2024, before me the undersigned authority, personally appeared Mary Lindley Carswell, 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 the execution as a free act and deed.

DEBRA REYST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Notary

My Commission Expires:

State of Tennessee

County of Davidson

On this 27th day of August 2024, before me the undersigned authority, personally appeared Matthew Kenneth Hubbard, 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 the execution as a free act and deed.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $395,000.00.

_____
Affiant

Sworn and subscribed before me this ____ day of August 2024.

_____
Notary

My Commission Expires: _____

On this ____ day of August 2024, before me the undersigned authority, personally appeared Matthew Kenneth Hubbard, 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 the execution as a free act and deed.

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $395,000.00.

Affiant

Sworn and subscribed before me this 26 day of August 2024.

Notary

My Commission Expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY