Karen Johnson
Batch # 1218425
12/19/2024 01 53 43 PM
Fees $13 00 Taxes $1,439 30

Davidson County
DEEDWARR
2 pgs

20241219-0098800

Warranty Deed

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $388,000.00 Affiant Subscribed and sworn to before me, this the 16th day of December, 2024 Notary Public My commission expires.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
W. Casey Reed	New Owner	103-16-0B-019.00-CO
39 Erwin Court		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NEENA WRIGHT, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W. CASEY REED, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No 208 of Windsor Tower, Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description; together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Neena Wright, unmarried by Warranty Deed from Patricia Jones Reed, married of record in Instrument No. 20220201-0011506 Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 01, 2022.

Being the same property conveyed to Neena Wright, unmarried and Rachel Hannah Walton, married, as joint tenants with rights of survivorship by Quitclaim Deed from Neena Wright, unmarried of record in Instrument No. 20221010-0111046 Register's Office for Davidson County, Tennessee, dated October 10, 2022 and recorded on October 10, 2022.

Being the same property conveyed to Neena Wright, unmarried by Quitclaim Deed from Neena Wright, unmarried and Rachel Hannah Walton, married, as joint tenants with rights of survivorship of record in Instrument No. 20241112-0087905 Register's Office for Davidson County, Tennessee, dated September 17, 2024 and recorded on November 12, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4215 Harding Pike Unit 208, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of December, 2024.

Neena Wright

Neena Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Neena Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of December, 2024.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025