Karen Johnson Davidson County
Batch# 1228534 DEEDWARR
01/21/2025 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20250121-0004503

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63875
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Blakely Neal McMeans 4104 Estes Road Nashville, TN 37215	Cynthia Hickerson 4413 Harding Pl Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 116160A00900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$950,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel B. Prince and Barbara A. Lesch, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Blakely Neal McMeans, 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. 5 A, together with the appurtenant interest in the common elements of the Garden Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 5537, page 793, made applicable in Book 5679, page 91, amended in Book 5810, page 171, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 5 on the Plan of Resubdivision of Lots 3, 4, 5, & 6, The Garden, of record in Plat Book 5800, page 51, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel B. Prince and wife, Barbara A. Lesch, by Warranty Deed from Charlie D. Marshall, Trustee, U/A/D January 24, 1997, dated April 15, 2013 and recorded on April 16, 2013, of record in Inst. No. 20130416-0037959, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan of record in Plat Book 5800, page 51, and further shown as Exhibit "B" to the Master Deed and By-Laws in Book 5537, page 793, Book 5679, page 91, and Book 5810, page 171, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5537, page 793, Book 5679, page 91, and Book 5810, page 171, amended in Inst. No. 20190129-0008536, 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 The Garden Condominium Homeowners' Association of record in Book 5815, page 975, said Register's Office.

This is improved property, known as 4104 Estes Road, 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 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 15th day of January, 2025.

Daniel B Prince
Daniel B. Prince

Barbara A. Lesch
Barbara A. Lesch

State of Tennessee

County of Davidson

On this 15th day of January 2025, before me the undersigned authority, personally appeared Daniel B. Prince and Barbara A. Lesch, 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.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

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: $950,000.00.

Affiant

Sworn and subscribed before me this 16 day of January, 2025.

Notary

My Commission Expires: 5/24/25

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 January 15, 2025.

Date

Affiant Signature

1/15/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of January, 2025.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY