Karen Johnson Davidson County
Batch# 1239503 DEEDWARR
02/21/2025 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250221-0012848



STATE OF Tennessee)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th DAY OF February, 2025.

NOTARY PUBLIC
My Commission expires: _____

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 25010019

Address of New Owner
Myrian Joan Pace
404 Bradford Green
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
142-07-0C-017.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Joseph Lynn Tanner, married, and Joseph Lynn Tanner, Executor of the Estate of Catherine Gail Tanner,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Myrian Joan Pace, unmarried woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 17 on the Horizontal Property Regime for Ashley Green, as recorded in the Master Deed of record in Book 7184, Page 44, as amended in Book 7467, Page 279, Book 7482, Page 312, and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Catherine Gale Tanner, unmarried, by Warranty Deed from James L. Mathews, unmarried, dated 11/10/2021 and recorded on 11/12/2021 in Instrument No. 20211112-0150871, Register's Office for Davidson County, Tennessee. Catherine Gail Tanner (aka Catherine Gale Tanner) having since died testate on or about 06/01/2023, pursuant to the terms of her Last Will and Testament (filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 23P-1529) property vested in Joseph Lynn Tanner. See also Quitclaim Deed of record in Instrument No. **20250220-0012153**, RODCT.

This is property generally located:
404 Bradford Green, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).

2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 6900, Page 24, as revised in Plat Book 6900, Page 978, Register's Office for Davidson County, Tennessee.
3. Master Deed of record in Book 7184, Page 44, Book 7467, Page 279, Book 7482, Page 312, and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20060724-0088823, Register's Office for Davidson County, Tennessee.
5. Easement(s) of record in Instrument No. 20170206-0012423, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5374, Page 511, Register's Office for Davidson County, Tennessee.
7. Easement(s) of record in Book 5407, Page 643, and in Book 6483, Page 907, Register's Office for Davidson County, Tennessee.
8. Storm Water Detention Agreement of record in Book 6880, Page 121, Register's Office for Davidson County, Tennessee.
9. Rights of others in and to party walls.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

Julia Ann Tanner joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantor(s) herein. Further, she does hereby convey unto Grantee(s) all right, title and interest that she may have in the above-described property as a result of being the spouse of Joseph Lynn Tanner, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Joseph Lynn Tanner and Julia Ann Tanner, individually, and Joseph Lynn Tanner, Executor of the Estate of Catherine Gail Tanner,** have caused this instrument to be executed, this the 18 day of Feb, 2025.

Joseph Lynn Tanner

Julia Ann Tanner

Joseph Lynn Tanner, Executor of the Estate of Catherine Gail Tanner

STATE OF TN
COUNTY OF Clark

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Joseph Lynn Tanner and Julia Ann Tanner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 18 day of Feb, 2025.

My Commission expires: 7/25/26

NOTARY PUBLIC

STATE OF TN
COUNTY OF Clark

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Joseph Lynn Tanner, Executor of the Estate of Catherine Gail Tanner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 18 day of Feb, 2025.

My Commission expires: 7/25/26

NOTARY PUBLIC

Certificate of Authenticity

I, Addl Dilworth, 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 **February 18, 2025**.

Affiant Signature Date: **02/18/2025**

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **18th** day of **February**, 20 **25**.

Notary's Signature

My Commission Expires: 5-9-2026
Date

Notary's Seal (of on paper)

202502210012848