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

Karen Johnson Davidson County
Batch # 1240343 DEEDWARR
02/24/2025 03:49:43 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20250224-0013638

Ivey Title, LLC Ref: (DW) Title No.: 63902
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Lee Eatman 2601 Hillsboro Pike, K-13 Nashville, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 117030B17100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Bennett Ralph, Jr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Lee Eatman** 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. K-13, of the Revised Plan of Villager Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 201, Register's office for said County, to which source reference is hereby 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 W.B. Ralph Jr., unmarried, by Warranty Deed from Charles G. Neely and wife Betty M. Neely, dated February 14, 1984 and recorded on February 15, 1984, of record in Book 6231, page 547, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor has ever been the marital residence of Grantor.

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 Book 5200, page 201, said Register's Office, shows an owner's certificate, 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 5434, page 665, corrected in Book 5487, page 967; Rules and Regulations in Instrument No. 20090616-0055824; and Amendment to Bylaws in Instrument No. 20080416-0038631 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 Villager Homeowners Association, Inc. of record in Book 5441, page 815, said Register's Office. Grant of Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20130916-0097052, said Register's Office.

This is improved property, known as 2601 Hillsboro Pike, K 13, Nashville, TN 37212

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 12th day of February, 2025.

William Bennett Ralph, Jr.

State of Tennessee

County of Davidson

On this 12th day of February, 2025, before me the undersigned authority, personally appeared William Bennett Ralph, Jr., 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: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

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: $200,000.00.

Affiant

Sworn and subscribed before me this 21 day of February, 2025.

Notary

My Commission Expires: S. DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 4-19-2028