WARRANTY DEED

Karen Johnson Davidson County
Batch# 1267393 DEEDWARR
05/01/2025 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250501-0033768

File #25-TC-5025-23N

(SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristie Rickard	**Guild Mortgage Company, LLC**	
(NAME)	(NAME)	**131 01 0D 211.00**
4124 Murphy Road	**5887 Copley Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**San Diego, CA 92111**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ELIZABETH WALLER, A SINGLE WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KRISTIE RICKARD, UNMARRIED,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 211, also known as Apartment 23N, as shown on the Plan of GEORGETOWN APARTMENTS, A CONDOMINIUM, of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of 5025 Hillsboro Homeowners Association as described in the Master Deed of record in Book 5211, Page 325, Book 5616, Page 133, and Book 6079, Page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Elizabeth Waller, a single woman, by Warranty Deed from Fisher C. Dezevallos, Trustee of the Fisher C. Dezevallos Revocable Trust U/T/A dated November 9, 2021, of record in Instrument No. 20220324-0033721, in the Register's Office of Davidson County, Tennessee, dated March 18, 2022 and recorded on March 24, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 4.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 HILLSBORO HOMEOWNERS' ASSOCIATION Condominium of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516, and Appointment of Successor Trustee recorded in Book 10225, Page 413 and Instrument No. 20120823-0076049; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement for Electric Power, recorded in Book 7873, Page 859, and Instrument No. 20020122-0008269.
* Easement for Broadband Communications, recorded in Instrument No. 20110620-0047283, and Instrument No. 20150505-0040558.
* Charter for 5025 Hillsboro Homeowners' Association recorded as Book 5233, Page 459.
* Resolution of the Board of Directors for the 5025 Hillsboro Homeowner's Association recorded in Instrument No. 20120731-0067332.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **ELIZABETH WALLER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _202505010033767_____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 5025 Hillsboro Pike, Apt. 23-N, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 1st day of May, 2025.

Elizabeth Waller by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ELIZABETH WALLER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ELIZABETH WALLER**.

Witness my hand and official seal this **1st** day of **May, 2025**.

_____
Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 1 day of May, 2025.

Affiant Signature
Date 5/1/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026