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
Batch # 1280568
06/02/2025 02:26:04 PM
Fees: $13.00 Taxes: $1,735.30

Davidson County
DEEDWARR
2 pgs

20250602-0043175

Ivey Title, LLC Ref: (LM) Title No.: 64070
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen Barker Catherine Barker 1915 Capers Avenue Nashville, TN 37212	4753 Estero Blvd Apt 505 Fort Myers Beach, FL 33931

TAX MAP PARCEL NUMBERS: 104080F01300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$469,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judith C. Wright and spouse J. Kelly Wright, Jr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Douglas Barker and Catherine Marie Barker, husband and wife,** 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. 13, also known as Unit 1915, of Old Town Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit 'C' to the Master Deed of record in Book 6625, page 891, rerecorded in Book 6639, page 116, and further amended in Book 6928, page 461, Book 6960, page 840, rerecorded in Book 6991, page 1, and amendment to the by-laws in Book 8098, page 576, and Instrument No. 20121213-0115054, Register's Office for said County, to which source reference is herby made for more complete details of descriptions, 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 Jesse P. Wright (1% interest), Judith C. Wright and spouse J. Kelly Wright, Jr. (99% interest), by Warranty Deed from Joseph C. Vitale and wife, Kathleen G. Vitale; dated June 23, 2009, and recorded on June 25, 2009, of record in Instrument Number 20090625-0059172 Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated January 29, 2013, recorded January 30, 2013, of record in Instrument Number 20130130-0009701, said Register's Office, Jesse P. Wright, unmarried, conveyed his interest in subject property to Judith C. Wright and spouse J. Kelly Wright, Jr.

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

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit C of record in Book 6625, page 891, rerecorded in Book 6639, page 116, and further amended in Book 6928, page 461, Book 6960, page 840, rerecorded in Book 6991, page 1, and amendment to the by-laws in Book 8098, page 576, and Instrument No. 20121213-0115054, said Register's Office, which Plan shows 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 6625, page 891, rerecorded in Book 6639, page 116, and further amended in Book 6928, page 461, Book 6960, page 840, rerecorded in Book 6991, page 1, and amendment to the by-laws in Book 8098, page 576, and Instrument No. 20121213-0115054, 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 Old Town Homeowner's Association, Inc. of record in Book 6788, page 630, amended in Book 7605, page 192, said Register's Office

This is improved property, known as 1915 Capers Avenue, 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 21 day of May, 2025.

Judith C. Wright

J. Kelly Wright, Jr.

State of Tennessee
County of Davidson

On this 21 of May, 2025, before me the undersigned authority, personally appeared Judith C. Wright and J. Kelly Wright, 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.

My Commission Expires: ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026

Notary

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: $469,000.00.

Affiant

Sworn and subscribed before me this 2 day of June, 2025.

My Commission Expires: ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026

Notary