THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201030878**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,164,000.00 Affiant Subscribed and sworn to before me, this 30th day of October, 2020. Notary Public My Commission Expires: ___

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 508688 DEEDWARR
11/04/2020 10:08:47 AM 2 pgs
Fees: $13.00 Taxes: $4,306.80

20201104-0129040

WARRANTY DEED

Address New Owner: Betty F. Wentworth 169 Charleston Park Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 08 0G 169.00

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 of which is hereby acknowledged, **Katharine Nicodemus, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Betty F. Wentworth**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a certain building site being Lot No. 169, as shown on the Plan of Revised Sugartree, Phase III, which is of record in Book 5050, Pages 67-71, as amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; Book 5238, Page 93; Register's Office for Davidson County, Tennessee, to which reference is here made together with an appurtenant, non-exclusive interest in the common and limited common areas, as shown on said Plan and as provided in the declaration of covenants, conditions, and restrictions.

Being the same property conveyed to Katharine Nicodemus by Warranty Deed from Roupen Gulbenk Marital Trust, Elizabeth Gulbenk Balentine, Trustee, of record in Instrument No. 20171030-0110667, in the Register's Office of Davidson County, Tennessee, dated October 26, 2017 and recorded on October 30, 2017.

David Ehrenfield joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Sugartree, Phase III, as recorded in Plat Book 5050, Page(s) 67-71, as amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468 and Book 5238, Page 93.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157 as amended in Book 4911, Page 356; Book 4996, Page 126; Book 5003, Page 688; Book 5152, Page 401; Book 5514, Page 138; Book 5691, Page 61; Book 11758, Page 466 and Instrument No. 20170522-0050870; supplemented in Book 5087, Page 220 .

Easement for Sewer, recorded in Book 3400, Page 63.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7061, Page 100.

This is improved property located at 169 Charleston Park Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2020.

Katharine Nicodemus
By: Will Chapman, Attorney in Fact
by Attorney in Fact

David Ehrenfield
By: Will Chapman, Attorney in Fact
by 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, Will Chapman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Katharine Nicodemus and David Ehrenfield and that he is authorized by Katharine Nicodemus and David Ehrenfield to execute this instrument on their behalf.

WITNESS my hand, at office, this 30th day of October, 2020.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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