THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 36214-04-2021

Karen Johnson Davidson County
Batch# 620541 DEEDWARR
04/22/2021 09:56:39 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20210422-0053933

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me this 21st day of April, 2021.

Notary Public

My Commission Expires: 2/24/23

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kimberly Watson 5025 Hillsboro Pike, #12C Nashville, TN 37215	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	Map and Parcel No.: 131010D07900CO

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, **Heather A. Harvey, fka Heather Ann Duensing, and Matthew Harvey, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kimberly Watson, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5025 Hillsboro Pike, #12C, Nashville, TN 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 21st day of April, 2021.

Heather A. Harvey

Matthew S. Harvey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heather A. Harvey, formerly known as Heather Ann Duensing, and Matthew S. Harvey and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2021.

Notary Public

My Commission Expires:

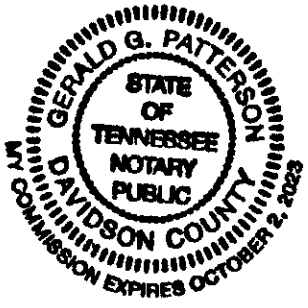


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 79 (aka Apartment No. 12-C) on the Plan of Georgetown Apartments, Condominium Apartments, of record in Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of the Georgetown Apartments, Condominium Apartments, a horizontal property regime established by Master Deed for 5025 Hillsboro Homeowners' Association, of record in Book 5211, page 325, and amended in Book 5616, page 133, Book 6079, page 516, and as Instrument No. 20120731-0067332, said Register's Office.

Being the same property conveyed to Heather Ann Duensing, an unmarried woman and Matthew Harvey, an unmarried man as joint tenants with rights of survival, by deed dated March 19, 2019 from Melissa McAllister, unmarried of record in Instrument No. 20190321-0025881, Register's Office for Davidson County, Tennessee. The parties having since married and Heather Ann Duensing is now known as Heather A. Harvey.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 131010D07900CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 5025 Hillsboro Homeowners Association, of record in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516, and Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee in Book 10225, page 413 and Instrument No. 20120823-0076049 said Register's Office.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 4, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4308, pages 575 and 650, Register's Office for Davidson County, Tennessee.
6. Easement for overhead lines of record in Book 7873, page 859, Register's Office for Davidson County, Tennessee.
7. Easement for communications system granted to Comcast of Nashville I LLC of record in Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558, Register's Office for Davidson County, Tennessee.