THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF May, 2021

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON — TRACEY PERRY

Karen Johnson Davidson County
Batch# 642535 DEEDWARR
05/24/2021 09:48:04 AM 2 pgs
Fees: $13.00 Taxes: $2,349.50

20210524-0069839

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve M. Parker & John T. McBrearty and Helen R. McBrearty	new owner	MAP
4402 Harding Place #1		PARCEL 130-07-0A-001.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Frances Sanders Miller, Trustee of The Aspen Dynasty Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve M. Parker, married, a seventy-fiver percent (75%) undivided interest, and John T. McBrearty and wife Helen R. McBrearty, a twenty-five percent (25%) undivided interest, as tenants in common**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1 of Stone's Throw Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Stone's Throw Condominium of record in Book 9650, Page 916, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "C" in said Master Deed; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Frances Sanders Miller, Trustee, of The Aspen Dynasty Trust by Warranty deed from Peggy Campbell Steele, Trustee of The PCS Trust u/a/d February 29, 2012 of record in Instrument No. 20150630-0062940 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on June 30, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **4402 Harding Place #1, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand( ) this the 13 day of May, 2021.

The Aspen Dynasty Trust

BY: Frances Sanders Miller, TTEE
Frances Sanders Miller, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Frances Sanders Miller** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **The Aspen Dynasty Trust** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Frances Sanders Miller** as such **Trustee**.

Witness my hand and official seal this the 13 day of May, 2021.

My Commission expires _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

_____
Notary Public