WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

T-SB-TAG-21-134

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 692813 DEEDWARR
08/09/2021 10:30:55 AM 2 pgs
Fees: $13.00 Taxes: $1,016.21

20210809-0106764

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Harpeth Trace Trust	**New Owner**	
(NAME) **P.O. Box 1021**	(NAME)	**143-03-0D-134.00-CO**
(ADDRESS) **Brentwood, TN 37024**	(ADDRESS)	
(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, **PATRICIA SAARINEN COLE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE HARPETH TRACE TRUST, W. MITCHELL CONE, TRUSTEE** 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:

Lying and being in Davidson County, Tennessee, being Unit No. 134 on the Revised Plan of Harpeth Trace Highrise Condominium Apartments, of record in Book 5050, Page 47, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Patricia Saarinen Moore, a single person by Warranty deed from Robert C. Hendon, a single person of record in Book 9436, page 403, Register's Office for Davidson County, Tennessee, dated August 10, 1994 and recorded on August 15, 1994. The said Patricia Saarinen Moore having since married and is now known as Patricia Saarinen Cole.

The execution of this instrument is affected by the signature of Kimberly Mallory as Attorney-in-Fact for Patricia Saarinen Cole, which Power of Attorney is recorded in Instrument Number 20210809-0106762, and also by the signature of Kimberly Mallory as Attorney-in-Fact for Emerson Marvin Cole, which Power of Attorney is recorded in Instrument Number 20210809-0106763, said Register's Office.

NOTE: EMERSON MARVIN COLE JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:

- Taxes for the year 2021 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 47, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5116, Page 751, Book 5182, Page 767, Book 5120, Page 918 and Book 5182, Page 769, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Sanitary Sewer of record in Book 4889, Page 192, in the Register's Office for Davidson County, Tennessee.
- Storm Drainage Easement of record in Book 4889, Page 192, Book 5099, Page 783, Book 5142, Page 690 and Book 5742, Page 694, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 5120, Page 199, Book 6556, Page 693 and Book 8052, Page 512, in the Register's Office for Davidson County, Tennessee.
- Access Easement of record in Book 3930, Page 192, in the Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 5116, Page 751, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress/Egress of record in Book 4734, Page 901, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **134 Harpeth Trace Summit, Nashville, Tennessee 37221**.

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 28th DAY OF JULY, 2021.

Patricia Saarinen Cole by Kimberly Mallory, attorney-in-fact
Patricia Saarinen Cole by Kimberly Mallory, Attorney-In-Fact

Emerson Marvin Cole by Kimberly Mallory, attorney-in-fact
Emerson Marvin Cole by Kimberly Mallory, 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, Kimberly Mallory, 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 PATRICIA SAARINEN COLE and EMERSON MARVIN COLE, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRICIA SAARINEN COLE and EMERSON MARVIN COLE.

Witness my hand and official seal, this the 28th of July, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212