THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210836927** Karen Johnson Davidson County Batch# 709658 **DEEDWARR** 09/03/2021 08:52:45 AM 2 pgs Fees: $13.00 Taxes: $1,258.00 20210903-0118686	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 27th day of August, 2021. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Carl A. Appelt 221 Windsor Terrace Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 143-01-0A-221.00-CO

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, **Dorothy A. Butterbrodt, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carl A. Appelt, as his sole and separate property**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit Number 221 of Windsor Terrace Condominiums, Phase II, Tract B, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to an amendment to the Master Deed of record in Book 7436, Page 667, Register's Office for said County, to which source reference is hereby made for more complete details of description, 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 Dorothy Ann Butterbrodt by Warranty deed from Kevin L. Williams, unmarried of record in Instrument No. 20010511-0049271 Register's Office for Davidson County, Tennessee, dated May 10, 2001 and recorded on May 11, 2001.

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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 869, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Master Deed for The Windsor Terrace Condominium of record in Book 7150, Page 921, as amended in Book 7436, page 667, re recorded in Book 7464, page 297, amended in Book 7661, page 40; Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee.

Charter of record in Book 8097, Page 976 and Book 7168, page 683, 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.

This is improved property located at 221 Windsor Terrace Drive Nashville TN 37221

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 27th day of August, 2021.

Dorothy A. Butterbrodt
Pamela A. Hurt Attorney in fact
Dorothy A. Butterbrodt
BY: Pamela A. Hurt, Attorney-in-fact

Dorothy A. Butterbrodt
Debra L. Sklenka, Attorney-in-fact
Dorothy A. Butterbrodt
BY: Debra L. Sklenka, 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, Pamela A. Hurt and Debra L. Sklenka, 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, and who further acknowledged that they are the Attorneys-in-Fact for Dorothy A. Butterbrodt and that they are authorized by Dorothy A. Butterbrodt to execute this instrument on her behalf.

Witness my hand, at office, this 27th day of August, 2021.

Kate Rosenthal
Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022