THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211037886** Karen Johnson Davidson County Batch# 741461 **DEEDWARR** 10/22/2021 10:09:36 AM 2 pgs Fees: $13.00 Taxes: $1,702.00 20211022-0141948	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me, this 21st day of October, 2021. Notary Public My Commission Expires: J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Keswick Asset Management II LLC 509 Close Ln Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-03-0E-003.00 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, **Katherine Glover, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keswick Asset Management II LLC, a South Carolina Limited Liability Company**, ("Grantee"), 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 Unit No. 3 , on the Horizontal Property Regime for Nichols Court, as recorded in the Master Deed of record in Book 6087, page 444 and amended in Book 6096, page 70 (erroneously shown as page 20 in previous deeds) and as shown on plat of record in Plat Book 5200, page 457 and revised in Plat Book 5200, page 496, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KATHERINE GLOVER AND JOHN POWELL GLOVER, JR., JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from MATTHEW H. KISBER AND WIFE, ELIZABETH PAIGE LOWE KISBER, of record in Instrument No. 20020220-0021694 , dated February 19, 2002 , said Register's Office.

John Powell Glover, Jr. having since died on December 14, 2004. Said property having transferred to Katherine Glover upon his death.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 116-03-0E-003.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 457 and in Plat Book 5200, page 496, said Register's Office.

Master Deed of record in Book 6087, page 444, Book 6096, page 70 and Book 6197, page 642, said Register's Office.

This is improved property located at 103 Nichols Court 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 21st day of October, 2021.

Katherine Glover by Shira Kingrey, her 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, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Katherine Glover and that she is authorized by Katherine Glover to execute this instrument on her behalf.

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

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022