Karen Johnson Davidson County
Batch# 757201 DEEDWARR
11/17/2021 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $787.36
20211117-0153251

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $212,800.00

Affiant

Subscribed and sworn to before me, this 12th day of November, 2021.

Notary Public

My commission expires: 03/0/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **The 6913 Highland Park Dr Trust** | **New Owner** | **143030A01300CO** |
| **PO Box 695** | **PO Box 695** | |
| **Madison, TN 37116** | **Madison, TN 37116** | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Gwynne K. Simmons, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Brandon Adams, Trustee of The 6913 Highland Park Dr Trust**

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 apartment in Davidson County, Tennessee, described as Unit D-3 and Carport D-3, Phase Two Harpeth Glen Condominium Apartments, a Horizontal Property Regime, as shown on the plat of Phase Two, Harpeth Glen Condominiums Apartments, recorded in Plat book 4460, Page 99, said Register's Office, and described in a Master Deed recorded in Book 4546, Page 658, amended in Book 4630, Page 504, Book 7538, Page 346, Book 8017, Page 310, and Book 9797, Page 493, said Register;s Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Harpeth Glen Condominiums Apartments contained in the Master Deed and By-Laws Appended thereto, recorded in Book 4546, Page 658, amended in Book 4630, Page 504, Book 7538, Page 346, Book 8017, Page 310, Book 9797, Page 493, register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Gwynne K. Simmons, an unmarried person, by Warranty Deed from James M. Crowson and wife, Martha C. Crowson, dated September 14, 1999, of record in Book 11664, Pages 692, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 6913 Highland Park Drive, 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 in 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.

Gwynne K. Simmons Date: 11/10/21

Gwynne K. Simmons

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gwynne K. Simmons, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November 2021.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B. Leedom, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/10/21.
Date

Affiant Signature

11/10/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of November, 2021.

Notary's Signature

My Commission Expires: 10/2/2023
Date

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023