Karen Johnson Davidson County
Batch# 776644 DEEDWARR
12/20/2021 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211220-0167684

WARRANTY DEED

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Elizabeth Hartong	New owners	129-15-0-A-004.00 CO
(NAME)	(NAME)	
21 Vaughns Gap Rd., Number 4		
(ADDRESS)	(ADDRESS)	
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, I, **Sarah Frances Majors, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Elizabeth Hartong, unmarried woman and Charles Dana Overstreet, married man,** 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:

Being Unit No. 4 of Building 1 Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Sarah F. Majors, by Warranty Deed from Lara Kirby Key, married, and Morgan Park Hilliard, unmarried, dated June 26, 2020, of record in Instrument No. 20200702-0072078 and as corrected in Instrument No. 20201124-0137763, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 21 Vaughns Gap Rd., Number 4, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; Master Deed, Plat, By-Laws and Charter establishing a Horizontal Property Regime of Belle Meade Highland Condominium, of record in Book 7091, page 302, amended in instrument No. 20080424-0042111, amended bylaws of record in Instrument No. 20071025-0126213, appointment of successor trustee in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106; Easement for sanitary sewers and/or storm drainage of record in Book 4816, page 427, corrected in Book 4881, page 710; Easement of record in Book 11000, page 273; Charter of record in Book 7102, page 223; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 10th day of December, 2021.

Sarah Frances Majors

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sarah Frances Majors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 10th day of December, 2021.

Notary Public
My Commission Expires: 3.7.2023

File No.: 35404

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Certificate of Authenticity

I, **Joshua A. Terry**, 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 12/10/21.

Affiant Signature

12/14/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/14/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON