WARRANTY DEED

Karen Johnson Davidson County
Batch# 807886 DEEDWARR
02/17/2022 02:15:10 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20220217-0018691

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$600,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of February, 2022.

Notary Public

My commission expires:
(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES MARCH 06, 2024

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carney Realty Company, LLC **a Tennessee limited liability company**	**Carney Realty Company, LLC** **a Tennessee limited liability company**	**Map 103-16-0-B Parcel 125.00CO**
1499 County Hospital Road	**1499 County Hospital Road**	
Nashville, TN 37218	**Nashville, TN 37218**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Georgianna W. Russell, unmarried

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

Carney Realty Company, LLC, a Tennessee limited liability company

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, being Unit No. 1106 on the Plan of Windsor Tower Condominium Apartments, of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowners' Association, a Horizontal Property Regime established by Master Deed of record in Book 5313, Page 338, and amended in Book 8666, Page 789, and Instrument No. 20131217-0127081, said Register's Office.

Being the same property conveyed to Georgianna W. Russell by Deed dated September 15, 2017 from Caroline P. Stark, unmarried, of record in Instrument No. 20170919-0095652, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Georgianna West Russell, pursuant to a Power of Attorney executed by her on the 29th day of June, 2020, of record in Instrument No. 20220203-0012954, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 5200, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, page 943, Register's Office for Davidson County, Tennessee. 3) The Premises herein insured is a condominium apartment established pursuant to all 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 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 building 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 4215 Harding Road Condominiums, of record in Book 5313, Page 338, and amended in Book 8666, Page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, said Register's Office. 4) By-Laws of 4215 Harding Road Condominiums Homeowners' Association, Inc., of record in Book 5313, page 358, said Register's Office. 5) Charter of 4215 Harding Road Homeowners' Association of record in Book 5297, page 370, said Register's Office. 6) Easement and Right-of-Entry Agreement to VSC Cable, Inc., d/b/a Viacom Cable, of record in Book 9486, Page 948, said Register's Office. 7) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20110301-0016521 and Instrument No. 20161212-0130101, said Register's Office. 8) Taxed for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **4215 Harding Pike #1106, 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 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 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.

Witness my/our hand(s) this **16th** day of **February, 2022.**

Georgianna W Russell by Alison E Russell, attorney in fact

Georgianna W. Russell by Alison E. Russell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of February, 2022, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Alison E. Russell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-fact for **Georgianna W. Russell**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Georgianna W. Russell**, for the purpose therein contained, by signing the name of **Georgianna W. Russell**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **February, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24