Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
[illegible] Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220339889

Karen Johnson Davidson County
Batch# 834531 **DEEDWARR**
04/05/2022 10:21:12 AM 2 pgs
Fees: $13.00 Taxes: $1,252.08

20220405-0039115

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $338,400.00.

Affiant

Subscribed and sworn to before me, this 4th day of April, 2022.

Notary Public
My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kimberly Wilson Williams 5025 Hillsboro Pike #7G Nashville TN 37215	New Owner	Tax Parcel ID No. 131 01 0D 048.00

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, **Forrest M. Bridges, married and Emily S. Deaton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimberly Wilson Williams, a single woman**, ("Grantees"), 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. 48 a/k/a Apartment No. 7- G on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, Page 4, Register's Office for said County, to which plan reference is hereby made for a more complete legal description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5211, Page 325, amended in Book 5616, Page 133, and Book 6079, Page 516, Register's Office for said County.

Being the same property conveyed to Forrest M. Bridges and Emily S. Deaton, as joint tenants with right of survivorship, by Warranty Deed from Daniel D. Warlick and Gail A. Warlick, Husband and Wife, of record in Instrument No. 20160531-0054592, in the Register's Office of Davidson County, Tennessee, dated May 26, 2016 and recorded on May 31, 2016.

Lawrence Kenneth Gluck III joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Emily S. Deaton.

Forrest M. Bridges warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Georgetown Apartments, as recorded in Plat Book 5200, Page(s) 4; .

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Georgetown Apartments Condominium of record in Book 5211, Page 325, as amended in Book 5616, Page 133 and Book 6079, Page 516; also subject to

easements, rights and interests 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.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4308, Page 575.

Easement for Sewer Line, recorded in Book 4308, Page 575.
Easement for Electric Power Board, recorded in Book 7873, Page 859.

Easement recorded in Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558.

This is improved property located at 5025 Hillsboro Pike #7G Nashville TN 37215

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 4th day of April, 2022.

Lawrence Kenneth Gluck III

Emily S. Deaton

Forrest M. Bridges

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lawrence Kenneth Gluck III and Emily S. Deaton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Forrest M. Bridges, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024