Karen Johnson Davidson County
Batch# 936158 DEEDWARR
11/01/2022 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20221101-0117709

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042706**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) 37379 The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2022. Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Emily Anne Robbins and Rachel Claire Robbins 110 Colony Court Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information Tax Parcel ID No. 131 08 0C 005.00

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, **Emma V. Harwell and Katherine M. Harwell, Trustees of The Mary Anne Harwell Spousal Residence Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Anne Robbins a single woman and Rachel Claire Robbins, a single woman, as tenants in common** ("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 E, together with an undivided one-eighth (1/8th) interest in the common elements of Colony Court Condominium, a Horizontal Property Regime Established by Master Deed, of record in Plat Book 6379, Page 242, in the Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit "D" to the aforementioned Master Deed being located upon Lot No. 3 on the Plan of Colony Court of record in Plat Book 6250, Page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan Harwell, Emma V. Harwell and Katherine M. Harwell, Trustees of The Mary Anne Harwell Spousal Residence Trust, by Warranty Deed from Joseph M. Farrington, married, of record in Instrument No. 20150417-0034063, in the Register's Office of Davidson County, Tennessee, dated April 10, 2015 and recorded on April 17, 2015.

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.

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 Colony Court, as recorded in Plat Book 6250, Page(s) 116.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Colony Court Condominiumof record in Book 6379, Page 242; 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.

This is improved property located at 110 Colony Court Nashville TN 37204

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 31st day of October, 2022.

The Mary Anne Harwell Spousal Residence Trust

By: Emma V. Harwell, Trustee
Emma V. Harwell, Trustee

By: Katherine Harwell Trustee
Katherine M. Harwell, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emma V. Harwell and Katherine M. Harwell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Trustees of The Mary Anne Harwell Spousal Residence Trust the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 31st day of October, 2022.

Notary Public

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/31/22

GEORGE E. MUDTER, JR.
Dated 10/31/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/31/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

