THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230243603

Karen Johnson Davidson County
Batch# 972887 **DEEDWARR**
02/22/2023 10:00:37 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20230222-0012407

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of February, 2023.

Notary Public
My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Coleman Robert Perry, Jr. 123 Harpeth Trace Smt Nashville TN 37221	New Owner	Tax Parcel ID No. 143 03 0D 123.00

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, **Emily C. Turner n/k/a Emily Brown, an unmarried woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Coleman Robert Perry, Jr.**, unmarried, ("Grantees"), his 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. 123 on the plan of Revised Plan, Harpeth Trace Highrise, Condominium Apartments, of record in Book 5050, Page 47, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of Harperth Trace Condominiums, a horizontal property regime established by Master Deed of record in Book 5116, Page 751 and amended in Instrument No. 20201022-0122867, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emily C. Turner, by Warranty Deed from Elizabeth Sage Mundy, of record in Instrument No. 20150318-0023153, in the Register's Office of Davidson County, Tennessee, dated March 16, 2015 and recorded on March 18, 2015.

The execution of this instrument is affected by the signature of Nathan L. Powers as Attorney-in-Fact for Emily C. Turner n/k/a Emily Brown, which Power of Attorney is recorded in Instrument Number 20230222-0012406, said Register's Office.

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 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan, Harpeth Trace Highrise, Condominium Apartments, as recorded in Book 5050, Page 47.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Harpeth Trace Condominiums of record in Book 5116, Page 751, as amended by instrument(s) of record in Instrument No. 20201022-0122867; 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.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Restrictions recorded in Book 5120, Page 918; Corrected in Book 5182, Page 767 and Amended in Book 5182, Page 769.

Easement for Water Mains and Appurtenances, recorded in Book 5142, Page 690 and Book 5142, Page 694.

This is improved property located at 123 Harpeth Trace Smt Nashville TN 37221

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 21st day of February, 2023.

Emily Brown by Nathan L. Powers as attorney in fact

Emily C. Turner n/k/a Emily Brown by
Nathan L. Powers as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Emily C. Turner n/k/a Emily Brown and that he is authorized by Emily C. Turner n/k/a Emily Brown to execute this instrument on his behalf.

Witness my hand, at office, this 21st day of February, 2023.

Mackenzie Baltz

Notary Public
My Commission Expires: _____

