WARRANTY DEED

Karen Johnson Davidson County
Batch# 1002044 DEEDWARR
05/11/2023 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20230511-0035165

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$950,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2023.

Notary Public

My commission expires: 3.8.2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MEMORIE WHITE

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
601 Clayborne Court Trust	New Owner	**Map131-05-0-C Parcel 601.00co**
601 Clayborne Court		
Nashville, TN 37215		

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,

Portia Culver Sabin and Matthew Elliott Moon, husband and wife

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

601 Clayborne Court Trust

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 601 as specified on the Plat shown in the Master Deed, on the Plan of Hillsborough Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Hillsborough Condominiums, of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of The Hillsborough Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record in Book 6822, Page 721, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Portia Culver Sabin and Matthew Elliott Moon, by Deed dated November 14, 2019, from Ronald G. McAbee and Renate H. McAbee, husband and wife, of record in Instrument No. 20191118-0118334, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "B" to the Master Deed in Book 6822, Page 721, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of The Hillsborough Condominiums, of record in Book 6822, Page 721 and the By-Laws of The Hillsborough Homeowners' Association, Inc., appended thereto in Book 6822, Page 747, said Register's Office. 3) Charter of The Hillsborough Condominiums Homeowners' Association of record in Book 7925, Page 64, and amended in Book 8350, Page 426, said Register's Office. 4) Perpetual Easements for Highway Purposes of record in Book 4403, Page 627, and Book 4377, Page 710, said Register's Office. 5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4161, Page 814, and Book 6229, Page 484, said Register's Office. 6) Deed of Conveyance for Sanitary Sewer and Water Mains of record in Book 6303, Page 601, and Book 7681, Page 534, said Register's Office. 7) Storm Water Detention Agreement of record in Book 6702, Page 330, said Register's Office. 8) All matters shown on the Boundary Plat in Plat Book 6250, Page 699, said Register's Office. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **601 Clayborne Court, Nashville, TN 37215**

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 **10th** day of **May, 2023.**

Portia Culver Sabin

Matthew Elliott Moon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Portia Culver Sabin and Matthew Elliott Moon,** the within named sellers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **May, 2023.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

Certificate of Authenticity

I, Holly A. Mason, 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 May 10, 2023.

Affiant Signature

5/10/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of May, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026