WARRANTY DEED

Karen Johnson Davidson County
Batch# 1003723 DEEDWARR
05/16/2023 10 34 30 AM 2 pgs
Fees $13 00 Taxes $2,960 00

20230516-0036507

T-TAG-23-Prepared by
Recording Fee
Chapman Richard Bernhardt Title, Inc
310 Burton Hills Blvd, Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

Send Tax Bills To and Return To
Chapman Richard Bernhardt Title, Inc
310 Burton Hills Blvd, Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
John Lilliard Templeton, III and Emme Norvell Templeton	**New Owner**	
(NAME) **101 Westminster Place**	(NAME)	**129-08-0A-101.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHANIE TINSLEY AND MARK TINSLEY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN LILLARD TEMPLETON, III, AND EMME NORVELL TEMPLETON, AS TRUSTEES OF THE TEMPLETON FAMILY TRUST, DATED NOVEMBER 8, 2022,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A Condominium Apartment in Davidson County, Tennessee, being Unit No 101, of Westminster Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit D to the Master Deed, of record in Book 7188, Page 659, amended in Book 7464, Page 270, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Stephanie Fletcher by Warranty deed from Peter J Power Sr and Angela T. Power, husband and wife of record in Instrument No 20200618-0064397 Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on June 18, 2020 The said Stephanie Fletcher having since married and is now known as Stephanie Tinsley

NOTE: MARK TINSLEY JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

SPECIFIC POWER OF ATTORNEY FOR MARK TINSLEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 20230516-0036506 .

This conveyance is subject to
- Taxes for the year 2023 and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 887, amended in Book 6863, Page 253, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions and By-Laws appended thereto of record in Book 7188, Page 659, amended in Book 7464, Page 270, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- HOA Charter of record in Book 7213, Page 26, in the Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **101 Westminster Place, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15 DAY OF MAY, 2023

Stephanie Tinsley (fka Stephanie Fletcher)

Mark Tinsley by Stephanie Tinsley, 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, STEPHANIE TINSLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 15th of May, 2023

Notary Public
My Commission Expires
(SEAL)

LOGAN C E BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie Tinsley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARK TINSLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said MARK TINSLEY

Witness my hand and official seal, this the 15th of May, 2023

Notary Public
My Commission Expires
(SEAL)

LOGAN C E BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp 06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212