Karen Johnson Davidson County
Batch# 1004185 DEEDWARR
05/17/2023 08:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,768.60
20230517-0036807

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 Record & Return To: First Title & Escrow Co., Inc. FTEC File No. 37644-04-2023	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $478,000.00. Affiant Subscribed and sworn to before me this 10th day of May, 2023. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Harrison, Rhonda Harrison 2025 Woodmont Boulevard #120 Nashville, TN 37215	Rob Harrison 3010 Wolf Lake Blvd. New Albany, IN 47150	Map and Parcel No.: 117110J12000CO

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, **Martin T. Harris, Trustee of The Martin T. Harris Revocable Living Trust Agreement dated 01/17/06** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Harrison and Rhonda Harrison, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2025 Woodmont Boulevard #120, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 10th day of May, 2023.

Martin T. Harris, Trustee of The Martin T. Harris
Revocable Living Trust Agreement dated 01/17/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martin T. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged himself to be with who, upon oath, acknowledged himself to be Trustee of The Martin T. Harris Revocable Living Trust Agreement dated 01/17/06, and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2023.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 120 together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415, and Instrument No. 20050512-0053861,Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Martin T. Harris, unmarried by Warranty Deed from The Garden Partners, a Tennessee general partnership dated February 24, 2005 as Instrument Number 20050301-0022644, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 3, 2006 of record in Instrument No. 20060210-0016803, Register's Office for Davidson County, Tennessee, Martin T. Harris conveyed subject property to Martin T. Harris, Trustee, Martin T. Harris Revocable Living Trust Agreement dated 01/17/06.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 117110J12000CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillmont Condominiums, of record in Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Right of Entry Agreement of record in Book 9921, page 620, Register's Office for Davidson County, Tennessee.
5. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075711, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Site Plan of record attached as Exhibit C to the Master Deed in Instrument No. 200402-09-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/10/23 (date of document).

Affiant Signature

5/10/23
Date

State of Tennessee

County of Davidson

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

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

