Karen Johnson Davidson County
Batch# 1024152 DEEDWARR
07/10/2023 10 28 51 AM 2 pgs
Fees $13 00 Taxes $3,326 30
20230710-0052422

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,000 00

Christine Moroa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 2/28/25
(AFFIX SEAL)

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #23-PA-3180-109

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Sharon Londeree Istfan	**New Owner**	
(NAME)	(NAME)	**104 02 1C 309 00**
3180 Parthenon Avenue, Unit 109		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **WILLIAM H. SCHMIDT AND WIFE, CLARE P. SCHMIDT.** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHARON LONDEREE ISTFAN, A MARRIED WOMAN,** 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

Land in Davidson County, Tennessee, being Unit 109 of West Leigh Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No 20070504-0053848, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West Leigh Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 20070504-0053848, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit Said Unit was formerly known as Unit 109 of the Kingsmont Court Condominium established under Master Deed of record as Instrument No 20060526-00611923, as amended as Instrument No 20070504-0053846, and superseded by the Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, of record as Instrument No 20070504-0053848, Register's Office for said County

Being the same property conveyed to William H Schmidt and Wife, Clare P Schmidt, by Warranty Deed from Kingsmont, LLC, A Tennessee Limited Liability Company, of record in Instrument No 20110426-0031736, in the Register's Office of Davidson County, Tennessee, dated April 22, 2011 and recorded on April 26, 2011

This conveyance is subject to
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Map of West End Park, as recorded in Book 421, Page 82 and 83
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W S Criddle's, as recorded in Book 616, Page 79

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Kingsmont Court Condominium of record in Instrument No. 20060526-0061923, as amended by instrument(s) of record in Instrument No. 20070504-0053846; 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.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070504-0053848 amended in Instrument No. 20140505-0037898, corrected in Instrument No. 20171025-0109513, further amended in Instrument No. 20140904-0081040 and amendment to Bylaws in Instrument No. 20140904-0081041.
*Easement for Joint Driveway, recorded in Instrument No. 20060628-0077218.
*Easement recorded in Book 4744, Page 385.
*An Application to Combine Parcels recorded in Instrument No. 20060210-0016847.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3180 Parthenon Avenue, Unit 109, Nashville, TN 37203**.

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 5th day of July, 2023.

William H. Schmidt

Clare P. Schmidt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2023, before me personally appeared William H. Schmidt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of July, 2023, before me personally appeared Clare P. Schmidt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
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Nashville, TN 37204