Karen Johnson Davidson County
Batch# 1032175 DEEDWARR
07/28/2023 02:04:30 PM 4 pgs
Fees: $23.00 Taxes: $3,881.30
20230728-0058420

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37672	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,049,000.00. Affiant Subscribed and sworn to ~~before~~ me this 28th day of July, 2023. Notary Public My Commission Expires: 10-2-2023

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
George Stadler and Leigh Brown 615 Belle Meade Blvd #103 Nashville, TN 37205	New Owner	Map and Parcel No.: 130020A02000CO

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, Kate Hudson Regan, Devisee under the Last Will and Testament of Ellen Warner Hudson, deceased, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to George Stadler and Leigh Brown, husband and wife ("Grantee"), its successors, 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 615 Belle Meade Blvd #103, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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 28th day of July, 2023.

Kate Hudson Regan

Kate Hudson Regan, Devisee under the Last Will and Testament of Ellen Warner Hudson, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kate Hudson Regan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/6/24

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit No. G-2 on the Plan of Glencourt Condominiums of record in Plat Book 6250, page 162, Register's office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Glencourt Condominiums, a horizontal property regime established by Master Deed of record in Book 6396, page 825, re-recorded in Book 6402, page 279, amended in Instrument No. 200410130123308, Instrument No. 20100105-0000913 and Instrument No. 20171227-0131285 said Register's Office.

Being the same property conveyed to Ellen Hudson by Quitclaim Deed dated October 30, 2013 from Samuel F. Anderson, Trustee of record in Instrument No. 20131101-0113872, Register's Office for Davidson County, Tennessee. Ellen Hudson being one and the same as Ellen Warner Hudson died on March 20, 2023 leaving a Last Will and Testament filed for Probate in Case No. 23P-779, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Kate Hudson Regan.

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 Grantee. Map and Parcel No. 130020A02000CO.
2. Belle Meade City taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No.: 130020A02000CO.
3. 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 Glencourt Condominiums, of record in Book 6396, page 825 re-recorded in Book 6402, page 279, amended in Instrument No. 200410130123308, Instrument No. 20100105-0000913 and Instrument No. 20171227-0131285, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record in Book 6250, page 162, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 7/28/23

GEORGE E. MUDTER, JR.
Dated 7/28/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 7/28/23

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

