Karen Johnson Davidson County
Batch# 1035169 DEEDWARR
08/07/2023 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,335.70
20230807-0060844

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745178** CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $361,000.00. Affiant Subscribed and sworn to before me, this 4th day of August, 2023. Notary Public My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner: Carmon Proctor 4487 Post Place Unit 2 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 15 0B 002.00

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, **Laurie Ford Nord, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carmon Proctor**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 of Lion's Head Condominium, a Condominium or Horizontal Property regime established by Master Deed of record in Book 5340, Page 70 and Deed of Correction recorded in Book 5342, Page 683, Register's Office for Davidson County, Tennessee, and shown on a plan of record in Book 5200, Page 82, said Register's Office.

Being the same property conveyed to Charles D. Nord and Laurie F. Nord, Husband and Wife, by Warranty Deed from Myrtis H. Todd, unmarried, of record in Instrument No. 20150205-0010842, in the Register's Office of Davidson County, Tennessee, dated January 30, 2015 and recorded on February 05, 2015. Charles D. Nord died on September 27, 2022, leaving Laurie F. Nord as sole owner by the rights of survivorship.

Being the same property conveyed to Myrtis H. Todd, by Quitclaim Deed from Laura L. Todd, of record in Instrument No. 20090417-0035030, in the Register's Office of Davidson County, Tennessee, dated April 14, 2009 and recorded on April 17, 2009.

Being the same property conveyed to Myrtis H. Todd, unmarried, Laura L. Todd, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Baylie S. Rosenblum, unmarried, of record in Book 11760, Page 961, in the Register's Office of Davidson County, Tennessee, dated November 19, 1999 and recorded on November 30, 1999.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lion's Head Condominium Apartments, as recorded in Book 5200, Page 82.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of David M. Carney Development, as recorded in Book 4675, Page 134.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lion's Head Condominium of record in Book 5340, Page 70 and Deed of Correction recorded in Book 5342, Page 683, as amended by instrument(s) of record in ; 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.

Easement for Overhead Line, recorded in Book 4995, Page 32.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6909, Page 212 and Book 7196, Page 827.

Easement for Conservation Greenway, recorded in Instrument No. 20040728-0090473.

Easement for Right of Way, recorded in Instrument No. 20120521-0043889; Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703 and Instrument No. 20150831-0087898.

Easement for Pipeline and Appurtenant Facilities, recorded in Instrument No. 20181012-0101325.
Easement recorded in Book 4889, Page 140.
Right of Way Agreement as set forth in instrument recorded in Book 3969, Page 788.

This is improved property located at 4487 Post Place Unit 2 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 4th day of August, 2023.

Laurie Ford Nord
Laurie Ford Nord

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laurie Ford Nord, 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 4th day of August, 2023.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21293-RR

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8/4/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 8/4/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of August, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

