Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 130
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1040419 DEEDWARR
08/21/2023 09 45 25 AM 2 pgs
Fees $13 00 Taxes $1,128 50

20230821-0064875

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230745188

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is gr
for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of August, 2023

Notary Public
My Commission Expires

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Peter J Schaffer and Sandra A Schaffer 116 Harpeth Trace Summit Nashville TN 37221	New Owner	Tax Parcel ID No 143 03 0D 133.00

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, **Watkins Family Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter J Schaffer and Sandra A Schaffer, husband and wife**, ("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. 133 on the Plan of Revised Plan Harpeth Trace Highrise Condominium Apartments as of record in Book 5050, Page 47 and Master Deed recorded in Book 5116, Page 751, as Amended in Instrument No. 20201022-0122867, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Watkins Family Trust, by Quitclaim Deed from Lionel B Watkins, Jr and Novetta L. Watkins, husband and wife, of record in Instrument No 20150914-0093069, in the Register's Office of Davidson County, Tennessee, dated August 27, 2015 and recorded on September 14, 2015

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 Revised Plan Harpeth Trace Highrise Condominium Apartments, as recorded in Book 5050, Page 47

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Harpeth Trace Condominiums of record in Book 5116, Page 751, as amended by instrument(s) of record in Instrument No 20201022-0122867; 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.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Restrictions recorded in Book 5120, Page 918 and Instrument of Correction recorded in Book 5182, Page 767 and Amended in Book 5182, Page 769

Easement for Water Mains and Appurtenances, recorded in Book 5142, Page 690 and Book 5142, Page 694

This is improved property located at 133 Harpeth Trace Summit Nashville TN 37221

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 17 day of August, 2023.

Watkins Family Trust

BY _____ Authorized Member of Douglass & Runger, PLLC, Trustee

Campbell Lewis, Authorized Member of Douglass & Runger, PLLC, Trustee

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Campbell Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is an Authorized Member of Douglass & Runger, PLLC, Trusee of the Watkins Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17 day of August, 2023

_____
Notary Public
My Commission Expires 12/30/25

BROOKE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 12-30-2025