This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1066532 DEEDWARR
10/31/2023 11:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231031-0084989

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4).

Affiant

Sworn to and subscribed before me this OCTOBER 30, 2023.

Notary Public

Comm Exp:

ROBERT M. PAUTIENUS III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES 12-08-2024

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
LARRY WACHOLTZ, Trustee		
THE WACHOLTZ FAMILY TRUST dated October 6, 2023	SAME AS NEW OWNER	116-03-OM-40 I.00CO
4120 Ridgefield Drive, #401		
Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, LARRY WACHOLTZ, an unmarried man (GRANTOR), do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to LARRY WACHOLTZ, Trustee of the WACHOLTZ FAMILY TRUST, dated October 6, 2023 (GRANTEE), and any amendments thereto, being more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 40 I of Belle Meade Court Condominium, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Belle Meade Court Condominium, a Horizontal Property Regime, of record in Instrument Number20081223-0122172, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to LARRY WACHOLTZ, an unmarried man, by WILLIAM M. HUMPHREY and CAROLYN S. HUMPHREY, husband, and wife, by Warranty Deed of record in Instrument No. 20190814-0081258, Register's Office for Davidson County, Tennessee.

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
as recorded in Plat Book 421, Page(s) I 00; Plat Book 421, Page 155; Instrument Nos. 20061114-0140984 and 20081112-01 11752, in the Register's Office of Davidson County, Tennessee.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the
Master Deed establishing BELLE MEADE COURT CONDOMINIUMS of record in Instrument No. 20081223-0122172, in the Register's Office of Davidson County, Tennessee; 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 right-of-way, recorded in Instrument Nos. 20070306-0027614 and 20070404-0040334, in the Register's Office of Davidson County, Tennessee.

Easement for sewer, recorded in Instrument No. 20070208-00 I 6683, in the Register's Office of Davidson County, Tennessee.

The legal description is taken from the prior deed of record.

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, their heirs and assigns forever; and I as GRANTOR do covenant with the said GRANTEE that I 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, 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.

The improved property is known as 4120 Ridgefield Drive Nashville, Unit 401, TN 37205.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on OCTOBER 30, 2023.

LARRY WACHOLTZ

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY WACHOLTZ, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this OCT 30, 2023.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT M. PAUTIENUS II
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 OCTOBER 30, 2023.

ROBERT M. PAUTIENUS III — Date: 10/30/23

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 30th day of October, 2023.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025