WARRANTY DEED

Karen Johnson Davidson County
Batch# 1076946 DEEDWARR
11/30/2023 01:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,659.45
20231130-0092556

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0531

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elizabeth G. Cate	Same as	Map: 128120A16100CO
(NAME) 320 Old Hickory Blvd.; Unit 2817	(NAME) New owner	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($448,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LORI ANNE MURPHY, PATRICK PHOEBUS, AND JOSEPH DEMOURA, III, DEVISEE'S UNDER THE WILL OF PATRICIA A. BARNICLE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELIZABETH G. CATE, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2817, Section 4, Phase 1C, Building No. 4 of the Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-laws for Eagle Ridge at the Reserve Condominiums, of record in Instrument No. 20011011-0110875 and supplements and amendments in Instrument No. 20040716-0084974 and Instrument No. 20040716-0084971, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in Common Elements appurtenant to said Unit, as set forth in said Master

Deed, Reference is hereby made to the plan of record as set out on Exhibit "A" to the Supplement and Amendment No. 30 to the Master Deed of Eagle Ridge at the Reserve Condominiums, of record in Instrument No. 20040716-0084974 and shown on Exhibit "B" to the supplement and amendment No. 27 in Instrument No. 20040716-0084971, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Patricia A. Barnicle, unmarried, by deed from Regina J. Watson, unmarried, of record in Instrument No. 20131112-0116556, dated November 7, 2013, Register's Office for said County. The said Patricia A. Barnicle died testate on February 19, 2022, and the Will was admitted to Probate as Probate No. 22P-991 of record in Probate Court of Davidson, County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Patricia A. Barnicle. See also Affidavits of Heriship of record in Instrument No. 202311300092554 and Instrument No. 202311300092555, said Register's Office.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7900, Pages 896-898, said Register's Office; (3) Charter for Homeowners Association of record in Instrument No. 20010112-0003836, amended in Instrument No. 20010112-0003839, in the Register's Office for Davidson County, Tennessee; (4) Deed of common areas to Homeowners Association of record in Instrument No. 20191001-0100115, in the Register's Office for Davidson County, Tennessee; (5) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140924-0087653 and Instrument No. 20180611-0055669, in the Register's Office for Davidson County, Tennessee; (6) Option Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee; (7) Storm Water Detention Agreement of record in Instrument No. 20001103-0109348, in the Register's Office for Davidson County, Tennessee; (8) Drainage Easement of record in Book 7861, Page 559 and Book 8083, Page 534, in the Register's Office for Davidson County, Tennessee; (9) Reciprocal Access and Maintenance Agreement of record in Instrument No. 20191001-0100109, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, of record in Instrument No. 20011011-0110875, amended and supplemented in Instrument No. 20040716-0084974 and Instrument No. 20040716-0084971, Instrument No. 20020524-0063780 (for pool and clubhouse), corrected in Instrument No. 20051129-0143344, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 320 Old Hickory Blvd.; Unit 2817, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 28th day of November, 2023.

Patrick Phoebus

Lori Anne Murphy

Witness our hands this 27th day of November, 2023.

Joseph DeMoura, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori Anne Murphy and Patrick Phoebus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 28th day of November, 2023.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF MASSACHUSETTS
COUNTY OF BRISTOL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph DeMoura, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 27th day of November, 2023.

My Commission Expires:
2/15/2030

Notary Public

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

After Recording, Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202311300092556

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **November 28, 2023**.

Date

D Hardwick

Affiant Signature

November 30, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **November**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026