Karen Johnson Davidson County
Batch# 1078377 DEEDWARR
12/05/2023 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20231205-0093849

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

05-NSH23-06817

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christina Karn 3911 Dodson Chapel Road, Unit# 17 Hermitage, TN 37076	Christina Karn 3911 Dodson Chapel Road, Unit# 17 Hermitage, TN 37076	086 14 0C 017.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary R. Karn, Trustee of the Virginia M. Read Revocable Trust, by instrument dated October 7, 2014 and amended October 12, 2020**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christina Karn, a single woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Land in the Davidson County, Tennessee, being a certain condominium unit in Davidson County, Tennessee, the same being Unit No. 17, in a Horizontal Property Regime on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one and the same, of record as Instrument No. 20011005-0108857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Virginia M. Read, trustee of the Virginia M. Read Revocable Trust, by instrument dated October 7, 2014 and amended October 12, 2020, by Quitclaim Deed from Virginia Read, of record in Instrument No. 20201106-0130658, in the Register's Office of Davidson County, Tennessee, dated November 02, 2020 and recorded on November 06, 2020. The said Virginia M. Read died on March 07, 2023.

Being the same property conveyed to Virginia Read, by Quitclaim Deed from Katherine Addison, of record in Instrument No. 20130422-0039867, in the Register's Office of Davidson County, Tennessee, dated April 04, 2013 and recorded on April 22, 2013.

Being the same property conveyed to Virginia Read and Katherine Addison, as joint tenants with the right of survivorship, by Quitclaim Deed from Virginia Read, of record in Instrument No. 20070511-0056828, in the Register's Office of Davidson County, Tennessee, dated March 27, 2007 and recorded on May 11, 2007.

Being the same property conveyed to Virginia Read, unmarried, by Warranty Deed from Frieda McGee, a single person, of record in Instrument No. 20060626-0076292, in the Register's Office of Davidson County, Tennessee, dated June 20, 2006 and recorded on June 26, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3911 Dodson Chapel Road, Unit # 17, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1ST day of DECEMBER 2023

Virginia M. Read Revocable Trust, by instrument dated October 7, 2014 and amended October 12, 2020

Mary R. Karn

Mary R. Karn
Successor Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mary R. Karn, Trustee of the Virginia M. Read Revocable Trust, by instrument dated October 7, 2014 and amended October 12, 2020 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 1ST day of DECEMBER, 2023.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 1st December 2023.

Custodian's Signature — 12/05/2023 Date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 5th day of December 2023.

Notary Public

MY COMMISSION EXPIRES:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027