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

CRT File No. 231046095

Karen Johnson Davidson County
Batch # 1089919 DEEDWARR
01/09/2024 11:00:15 AM 2 pgs
Fees: $13.00 Taxes: $1,679.80

20240109-0001806

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $454,000.00.

MEd 8, TTEE
Affiant

Subscribed and sworn to before me, this 8th day of January, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2026

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Catherine McTamaney and Timberlake Pieper 215 Westchase Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 116 03 0F 015.00

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, **Darryl L. Edmonds, Successor Trustee of the Joan A. Hampf Revocable Trust, dated March 15, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine McTamaney, an unmarried woman, and Timberlake Pieper, an unmarried man** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: joint tenants with rights of survivorship

Land in Davidson County, Tennessee, being Unit 215, Phase I, Westchase, as shown on plat of record in Plat Book 5200, Page 578, as established under Master Deed of record in Book 6097, Page 266, amended in Book 6112, Page 677, Book 6341, Page 380 and Book 6866, Page 362, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Joan A. Hampf, Trustee of Joan A. Hampf Revocable Trust dated March 15, 2021, by Warranty Deed from Walker Casey Reed, Married, of record in Instrument No. 20220302-0023495, in the Register's Office of Davidson County, Tennessee, dated March 01, 2022, and recorded on March 02, 2022. Darryl L. Edmonds having since been appointed as the limited Successor Trustee of said Trust for the sole purpose of conveying the real property described herein and completing the closing of the sale of the same as memorialized in that certain Appointment of Limited Successor Trustee dated November 27, 2023.

Being the same property conveyed to Walker Casey Reed, by Warranty Deed from Elizabeth Ellen Foy, Unmarried, of record in Instrument No. 20150123-0006704, in the Register's Office of Davidson County, Tennessee, dated January 22, 2015, and recorded on January 23, 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 Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, Westchase, as recorded in Plat Book 5200, Page(s) 578.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase II, Westchase, as recorded in Plat Book 6250, Page(s) 43.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Westchase Condominium of record in Book 6097, Page 266, as amended by instrument(s) of record in Book 6112, Page 677; Book 6341, Page 380 and Book 6866, Page 362; 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 Sewer, recorded in Book 3371, Page 270.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3943, Page 948; Book 3958, Page 146 and Book 3966, Page 144.

Easement for Water Mains, recorded in Book 6303, Page 611.

Easement for Comcast, recorded in Instrument No. 20100219-0012994.

This is improved property located at: 215 Westchase Drive, 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 8th day of January, 2024.

Joan A. Hampf Revocable Trust, dated March 15, 2021

_____, TTEE
Darryl L. Edmonds, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darryl L. Edmonds, with whom I am personally acquainted, and who acknowledged that he is the Successor Trustee of the Trust referenced herein and as such executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2024.

_____
Notary Public

My Commission Expires: _____

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