THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240146596**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 7th day of February, 2024. Notary Public My Commission Expires:

JEROLYN LYNNETTE SWITZER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Nov. 3, 2025

Karen Johnson Davidson County
Batch # 1099133 DEEDWARR
02/08/2024 09:47:38 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20240208-0008893

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nancy Dempsey Telford 147 Harpeth Trace Smt Nashville TN 37221	New Owner	Tax Parcel ID No. 143 03 0D 147.00

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, **Shelley Denette Gregory, a single woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy Dempsey Telford, a single woman,** ("Grantees"), her 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. 147 on the Revised Plan of Harpeth Trace Highrise Condominium Apartments, of record in Plat Book 5050, Page 47, and also depicted as shown on "Exhibit D" to the Master Deed recorded in Book 5116, Page 751, Register's Office for Davidson County, Tennessee, to which plan reference are hereby made.

Being the same property conveyed to Shelley Denette Gregory, a single woman, by Warranty Deed from Dennis Gregory, a married man, of record in Instrument No. 20220503-0051256, in the Register's Office of Davidson County, Tennessee, dated May 02, 2022 and recorded on May 03, 2022.

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.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Harpeth Trace Highrise Condominium Apartments, as recorded in Plat Book 5050, Page(s) 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 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; Corrected in Book 5182, Page 767 and Amended in Book 5182, Page 769.

Easement recorded in Book 4734, Page 901.

Easement for Access Roads, Reservoir, Pumping Station Site, Water Mains and Appurtenances, recorded in Book 5099, Page 783.

This is improved property located at 147 Harpeth Trace Smt 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, Grantors warrant that this instrument is effective as of the 6th day of February, 2024.

Shelley Denette Gregory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shelley Denette Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of February, 2024.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024