THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 24014351**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 8th day of February, 2024. Notary Public My Commission Expires: 9-6-24

DIANA K GALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson
Batch # 1099588
02/09/2024 09:51 AM
Fees: $13.00 Taxes: $1,387.50

Davidson County
DEEDWARR
2 pgs

20240209-0009160

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan L Hughes 200 Highland Villa Circle Nashville TN 37211	New Owner	Tax Parcel ID No. 161 14 0B 200.00

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, **M. Todd Story, married and James David Story, married, as joint tenants with rights of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan L Hughes, an unmarried woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 200 of Highland Villa, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Book 7278, Page 312, and amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610, and Book 10871, Page 232 and Instrument No. 20220718-0081921, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof of record in Book 7278, Page 334, amended in Book 8090, Page 537, Book 8131, Page 95, Book 8658, Page 595, Book 9730, Pages 265, 268, and 271, in Instrument No. 20021118-0142476 and in Instrument No. 20081210-0119221 and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Anne G. Story, unmarried, M. Todd Story, married and James David Story, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Robert Smith, Executor of the Estate of Charles P. McCann, of record in Instrument No. 20160401-0031155, in the Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 1, 2016.

The said Anne G. Story having since died on August 9, 2023 in Rutherford County, Tennessee, leaving M. Todd Story and James David Story as the sole tenants by the entirety.

Said property has never been the marital residence of Grantors.

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 for the year 2024 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into

the Master Deed establishing Highland Villa Condominium of record in Book 7278, Page 312; Amended in Book 7347, Page 717; Book 7352, Page 630; Book 7467, Page 850; Book 7470, Page 153; Book 7600, Page 361; Book 8173, Page 84; Book 8199, Page 149; Book 8765, Page 610; Book 10871, Page 232 and Instrument No. 20220718-0081921; Amended to Bylaws recorded in Book 8090, Page 537; Book 8131, Page 95; Book 8658, Page 595; Book 9730, Page 265; Book 9730, Page 268; Book 9730, Page 271 and Instrument No. 20021118-0142476; Resolution clarifying ByLaws recorded in Instrument No. 20081210-0119221; 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 recorded in Book 7913, Page 753 and Instrument No. 20190123-0006612.

Easement for Water Mains and Appurtenances, recorded in Book 8175, Page 774.

This is improved property located at 200 Highland Villa Circle Nashville TN 37211

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 February, 2024.

M. Todd Story

James David Story

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, M. Todd Story and James David Story, 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 8th day of February, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026