WARRANTY DEED

Karen Johnson Davidson County
Batch# 1110057 DEEDWARR
03/12/2024 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20240312-0017005

B-P-24-660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME, THIS THE 11th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles DeBray and Frances DeBray	new owner	
(NAME)	(NAME)	**117-02-0C-031-00-CO**
660 Timber Lane #31		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA MARIE BARLOW, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES DEBRAY AND FRANCES DEBRAY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit 31, on the Plan of Regency Park of record in Plat Book 3700, page 111 and 112, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of Regency Park Condominium formerly Woodlawn Manor, Inc., a horizontal property regime established by Master Deed of record in Book 3815, page 778, amended in Book 4364, Page 381, Book 4767, page 431, Book 5673, page 429, Book 7662, page 942 and Book 7728, page 343, said Register's Office.

Being the same property conveyed to Patricia Marie Barlow, unmarried by Warranty Deed from Thomas R. Whitton, Jr. and Catherine M. Cheek, husband and wife of record in Book 10372, page 24, Register's Office for Davidson County, Tennessee, dated February 27, 1997 and recorded on March 07, 1997.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Pages 111 and 112, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 3815, Page 778, Register's Office for Davidson County, Tennessee.
- By-Laws of The Association of Owners of the Regency Park Condominium, formerly Woodlawn Manor, Inc., of record in Book 3815, Page 788, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 513, Instrument Number 20031029-0159210, Instrument Number 20050531-0060994, Instrument Number 20171030-0110958 and in Instrument Number 20110525-0040197, in the Register's Office for Davidson County, Tennessee.
- Charter of Regency Park Condominium Homeowners Association of record in Book 8129, Page 118 and amended in Book 8500, Page 717, in the Register's Office for Davidson County, Tennessee.
- Repurchase and Option Agreement and amendments of record in Book 3907, Page 839 and amended in Book 4023, Page 381 and Book 4431, Page 792, and Counterpart in Book 7401, Page 924, and Book 4059, page 873 in the Register's Office for Davidson County, Tennessee.
- Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or storm drainage of record in Book 4067, Page 947, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Mains of record in Book 3943, Page 821 and Book 3593, Page 348, in the Register's Office for Davidson County, Tennessee.
- Repurchase Option Agreement of record in Book 3907, Page 839 and Book 7401, Page 909, in the Register's Office for Davidson County, Tennessee.

• Rules and Regulations of record in Instrument Number 20110525-0040197, in the Register's Office for Davidson County, Tennessee.
• Counterpart of record in Book 4173, Page 18; Book 6228, Page 550, in the Register's Office for Davidson County, Tennessee.
• Counterpart to the Repurchase and Option Agreement Woodlawn Manor, Inc of record in Book 4713, Page 469, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **660 Timber Lane #31, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th DAY OF MARCH, 2024.

Patricia Marie Barlow by Bonnie Suzanne Johnson Attorney in Fact

Patricia Marie Barlow by Bonnie Suzanne Johnson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BONNIE SUZANNE JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICIA MARIE BARLOW, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRICIA MARIE BARLOW.

Witness my hand and official seal, this the 11th of March, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 3/11/2024 (date of document).

Affiant Signature

Date 3/12/2024

State of New York

County of Clinton

Sworn to and subscribed before me this 12 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027