Box 14

37195-8

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2024.

Notary Public

My commission expires: 7-7-27

(AFFIX SEAL)

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Karen Johnson
Batch # 1111925
03/18/2024 09:41:57 AM
Fees: $13.00 Taxes: $832.50

Davidson County
DEEDWARR
2 pgs

20240318-0018377

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Margaret Victoria Fort	OWNER	Map 103-16-0-B Parcel 002.00CO
4215 Harding Pike #102		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shelby M. Smith and Jessee S. Turner, Personal Representatives of the Estate of Ada T. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margaret Victoria Fort, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 102 of Windsor Tower Condominium Apartments, of record in Plat Book 5200 Page 71, Register's Office for Davidson County, Tennessee, for a more complete description thereof and being a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, and as established by a Master Deed for 4215 Harding Road Homeowners Association of record in Book 5313 Page 338 amended in Book 8666 Page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto in Book 5313 Page 358, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

TITLE is vested in Management and Leasing, Inc., by Warranty Deed dated November 25, 1986, from Robert R. Short, unmarried, of record in Book 7052, page 34, Register's Office for Davidson County, Tennessee.

The said Management and Leasing, Inc., a Tennessee corporation, as well as all of its Shareholders, namely Ada Trice Smith, individually, and Ada Trice Smith and Andrew Ewing, Jr., Executors of the Estate of William Madison Smith, deceased, and in connection with the distribution of the assets of Management and Leasing, Inc., upon its corporate dissolution having quitclaimed to Ada Trice Smith and Andrew Ewing, Jr., Executors under the Estate of William Madison Smith, deceased, by Quitclaim Deed dated August 30, 1996, of record in Book 10190, page 879, said Register's Office.

The said Ada Trice Smith and Andrew Ewing, Jr., Executors of the Estate of William Madison Smith, deceased, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will which was duly admitted to probate in Davidson County, Tennessee, of record in Will Book 191, page 534, Probate Court Clerk's Office for said county, quitclaimed to Ada Trice Smith, an unmarried person by Executor's Quitclaim Deed dated December 19, 1996, of record in Book 10297, page 618, said Register's Office.

The said Ada T. Smith died testate on February 24, 2021, leaving a Last Will and Testament which has been admitted to probate under Case No. 21P727, in the Seventh Circuit Court for Davidson County, Nashville, Tennessee, (Probate Division). Pursuant to said Will, Shelby M. Smith and Jessee S. Turner, are named as the Personal Representatives of the estate and have the power to sell the property without the signature, consent or approval of any heir, legatee, beneficiary, court or other person.

This is not now or ever has been the principal residence of the Grantors or their spouses.

Conveyance of the above described property is subject to the following: 1)The Plan of record in Plat Book 5200, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 3956, Page 943, said Register's Office; 3) Master Deed of 4215 Harding Road Homeowners' Association Condominiums, of record in Book 5313, Page 338, amended in Book 8666, Page 789, Instrument No. 20131217-0127081 and Instrument No. 20210208-0017527, By-Laws appended thereto in Book 5313, Page 358, said Register's Office. (Master Deed contains First Right of Refusal); 4) Charter of 4515 Harding Road Homeowners' Association in Book 5297, Page 370, said Register's Office; 5) Easement and Right of Way of Entry Agreement to VSC Cable, Inc., dba Viacom Cable of record in Book 9486, Page 948, said Register's Office; 6) Grant of Easement for Comcast of Nashville I, LLC, of record in Instrument No. 20110301-0016521 & Instrument No. 20161212-0130101, said Register's Office; 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **4215 Harding Pike #102, Nashville, TN 37205**

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 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 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/our hand(s) this **15th** day of **March, 2024.**

Shelby M. Smith Per Rep.
Shelby M. Smith, Personal Representative

Jessee S. Turner Per. Rep
Jessee S. Turner, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Shelby M. Smith and Jessee S. Turner, Personal Representatives of the Estate of Ada T. Smith,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **15th** day of **March 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24