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

CRT File No. 240246922

Karen Johnson Davidson County
Batch # 1116854 DEEDWARR
04/01/2024 10:39:20 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20240401-0022233

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2024.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laurie Adcock Oliver and Kelly A. Oliver 153 Harpeth Trace Summit Nasville TN 37221	New Owner	Tax Parcel ID No. 143 03 0D 153.00

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, **Lisa Lyn Luther, Trustee of the Lisa Lyn Luther Revocable Trust U/A/D November 19, 2009** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laurie Adcock Oliver and Kelly A. Oliver, wife and husband**, ("Grantees"), its successors, 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. 153 on the Revised Plan of Harpeth Trace Highrise Condominium Apartments, of record in Plat Book 5050, Page 47, Registers Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Harpeth Trace Condominiums, a horizontal property regime established by Master Deed of record in Book 5116, Page 751, and Amendment recorded in Instrument No. 20201022-0122867 said Register's Office.

Being the same property conveyed to Lisa Lyn Luther, Trustee, and any successor trustees thereto, of the Lisa Lyn Luther Revocable Trust U/A/D November 19, 2009, by Quitclaim Deed from Lisa Lyn Luther, unmarried, of record in Instrument No. 20100517-0037791, in the Register's Office of Davidson County, Tennessee, dated April 05, 2010 and recorded on May 17, 2010.

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 _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan of Harpeth Trace Highrise Condominium Apartments, as recorded in Plat Book 5050, Page(s) 45 as Revised Plat Book 5050, Page 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 Condominium of record in Book 5116, Page 751, and Amendment recorded in 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.

Declaration of Covenants, Conditions and Restrictions recorded in Book 5120, Page 919 and Correction recorded in Book 5182, Page 767 and Amendment recorded in Book 5182, Page 769.

Easement recorded in Book 3930, Page 192.

Easement for Ingress and Egress, recorded in Book 4734, Page 901.

Easement for Sanitary Sewers and/or Strom Drainage, recorded in Book 4889, Page 192.

Easement for Water Mains and Appurtenances, recorded in Book 5099, Page 783 and Book 5142, Page 694.

This is improved property located at 153 Harpeth Trace Summit 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, Grantor has executed this instrument on this 28th day of March, 2024.

Lisa Lyn Luther Revocable Trust U/A/D November 19, 2009

Lisa Lyn Luther, Trustee

By: Lisa Lyn Luther, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Lyn Luther, 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 and who further acknowledged that they are the Trustee of Lisa Lyn Luther Revocable Trust U/A/D November 19, 2009, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of March, 2024.

Notary Public
My Commission Expires: _____

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