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

CRT File No. 240347082

Karen Johnson
Batch # 1123852
04/17/2024 10:30:39 AM
Fees: $13.00 Taxes: $1,137.75
20240417-0027383
Davidson County
DEEDWARR
2 pgs

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $307,500.00.

Teresa Parr
Affiant

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

Lindsay B. Fattal
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Teresa Parr 5882 Brentwood Trace Brentwood TN 37027	New Owner	Tax Parcel ID No. 160-14-0B-178.00 CO

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, **Claire Schmittou Richardson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Teresa Parr, single**, ("Grantee"), her 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. 5882 on the Plan of 2nd Revision, Brentwood Trace Condominiums, of record in Book 5200, page 261, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace, a horizontal property regime established by Master Deed of record in Book 5524, page 415, as amended in Book 5545, page 510, said Register's Office.

Being the same property conveyed to CLAIRE ELIZABETH SCHMITTOU, by deed from JORDAN HERSKO, of record in Instrument No. 20190617-0057674, dated June 13, 2019, said Register's Office.

Claire Elizabeth Schmittou having since married and is now known as Claire Schmittou Richardson.

Forrest Spencer Richardson joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 160-14-0B-178.00 CO.

Matters shown on the Plan of record in Book 5200, page 261, said Register's Office.

Master Deed of record in Book 5524, page 415, as amended in Book 5545, page 510, said Register's Office.

By-Laws of record in Book 5524, page 424, as amended in Book 5537, page 988, said Register's Office.

This is improved property located at 5882 Brentwood Trace Brentwood TN 37027

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-10-24-5882

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 15th day of April, 2024.

Claire Schmittou Richardson

Forrest Spencer Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 15th day of April, 2024.

Notary Public

My Commission Expires: _____

