WARRANTY DEED

Karen Johnson
Batch # 1130034
05/02/2024 10:29:38 AM
Fees: $13.00 Taxes: $2,808.30

Davidson County
DEEDWARR
2 pgs

20240502-0032149

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$759,000.00**

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2024.

Notary Public

My commission expires: 5-09-26

(AFFIX SEAL)

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
Virginia Tyler Lodge, Trustee of the Virginia Tyler Lodge Revocable Trust	**NEW OWNER**	**Map 103-16-0-B Parcel 057.00co**
4215 Harding Pike #510		
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,

Stephen P. Rick, Successor Trustee of the Nancy P. Rick Revocable Trust dated February 4, 1988, as amended February 17, 1993, the sole beneficiary under The Last Will and Testament of Nancy P. Rick

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

Virginia Tyler Lodge, Trustee of the Virginia Tyler Lodge Revocable Trust, as amended and restated on June 30, 2022

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

A certain condominium unit in Davidson County, Tennessee, being Unit No. 510 on the Plat of Windsor Tower Condominium Apartments, of record in 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 and amended in Book 8666, Page 789, Instrument No. 20131217-0127081, Instrument No. 20210208-0017527, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended hereto in Book 5313, Page 358, together with the undivided percentage interest in common elements appurtenant to said unit, as set forth in said Master Deed.

Being the same property conveyed to John J. Rick and Nancy Rick, by Deed dated June 28, 2005 from Carol Cox, unmarried, of record in Instrument No. 20050707-0078696, Register's Office for Davidson County, Tennessee.

The said John J. Rick died on June 23, 2013, and title to the property vested in Nancy Rick as the surviving tenant by the entirety.

Nancy Rick died on November 4, 2023, leaving a Last Will and Testament which has been admitted to probate under Case No. 24P116, in the Seventh Circuit Court for Davidson County, Tennessee. Pursuant to said Will, the property was devised to the Trustee of the Nancy P. Rick Revocable Trust dated February 4, 1988, as amended February 17, 1993. Stephen P. Rick is the Successor Trustee of said Trust, and has signed a Certification of Trust dated December 28, 2023 to confirm that the trust is in full force and effect and that he is the duly appointed Successor Trustee.

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) Charter of Incorporation of 4215 Harding Road Homeowners' Association, of record in Book 5297, Page 370, said Register's Office. 4) Master Deed of 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. By-Laws appended thereto in Book 5313, Page 358, said Register's Office. (Master Deed contains First Right of Refusal.) 5) Charter of 4215 Harding Road Homeowners' Association of record in Book 5297, Page 370, said Register's Office. 6) Easement and right of entry agreement of record in Book 9486, Page 948, said Register's Office. 7) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110301-0016521 and Instrument No. 20161212-0130101, Register's Office of Davidson County, Tennessee. 8) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **4215 Harding Pike #510, 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 **30th** day of **April, 2024.**

Stephen P. Rick, TRUSTEE

Stephen P. Rick, Successor Trustee of the Nancy P. Rick Revocable Trust dated February 4, 1988, as amended February 17, 1993, devisee under The Last Will and Testament of Nancy P. Rick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stephen P. Rick, Successor Trustee of the Nancy P. Rick Revocable Trust dated February 4, 1988, as amended February 17, 1993, devisee under The Last Will and Testament of Nancy P. Rick,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **April, 2024.**

Notary Public
My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY