G#37270-8 BOX #14

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch # 1131789 DEEDWARR 05/07/2024 10:40:04 AM 2 pgs Fees: $13.00 Taxes: $6,845.00 20240507-0033432	The actual consideration or value, whichever is greater, for this transfer is **$1,850,000.00.** Kathy Goodson Affiant Subscribed and sworn to before me, this the 6th day of May, 2024. Notary Public My commission expires: 12/14/24 (AFFIX SEAL)

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

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Windsor Harding Pike, LLC	**"New Owner"**	**Map 103-16-0-B Parcel 085.00CO** **Map 103-16-0-B Parcel 087.00CO** **Map 103-16-0-B Parcel 094.00CO**
3100 West End Ave, Ste 1060		(Respectively)
Nashville, TN 37203		

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

Mary J. Hawkins and William H. Hawkins, Co-Trustees of the Lee Ann Allen Hawkins Revocable Trust dated April 18, 2019, joined by Mary J. Hawkins and William H. Hawkins, Co-Executors under the Last Will and Testament of Lee Ann Allen Hawkins

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

Windsor Harding Pike, LLC, a Tennessee limited liability company

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

Certain condominium units in Davidson County, Tennessee, being Unit Nos. 802, 804 and 811 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 thereto 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 Lee Ann Hawkins, by Warranty Deed dated October 28, 2011, from John C. Buntin and wife, Sally B. Buntin, of record in Instrument No. 20111101-0084734, Register's Office for Davidson County, Tennessee.

The said Lee Ann Hawkins died on April 1, 2023, leaving a Last Will and Testament which has been admitted to probate under Case No. 23P-881, in the Seventh Circuit Court of Davidson County, Tennessee Probate Division. Pursuant to said Will, property was devised to the Lee Ann Allen Hawkins Revocable Trust dated April 18, 2019, Mary J. Hawkins and William H. Hawkins, Co-Trustees. The said **Mary J. Hawkins and William H. Hawkins also serve as Co-Executors of the decedent's estate. The Co-Executors have joined in the execution of this deed to confirm that the Estate neither has nor retains any interest in the subject property.**

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 property, known as: **4215 Harding Pike Unit Nos. 802, 804, and 811, 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 **6th** day of **May, 2024.**

Mary J. Hawkins, Co-Trustee of the Lee Ann Allen Hawkins Revocable Trust

Mary J. Hawkins, Co-Executor under the Last Will and Testament of Lee Ann Allen Hawkins

William H. Hawkins, Co-Trustee of the Lee Ann Allen Hawkins Revocable Trust

William H. Hawkins, Co-Executor under the Last Will and Testament of Lee Ann Allen Hawkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary J. Hawkins and William H. Hawkins, Co-Trustees of the Lee Ann Allen Hawkins Revocable Trust,** 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 **6th** day of **May, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary J. Hawkins and William H. Hawkins, Co-Executors under the Last Will and Testament of Lee Ann Allen Hawkins,** 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.

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Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY