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

CRT File No. 240447402

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $529,000.00

Affiant

Subscribed and sworn to before me, this 6th day of May, 2024.

Notary Public
My Commission Expires 09-07-2026

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1132886 DEEDWARR
05/09/2024 11:50:53 AM 2 pgs
Fees: $13.00 Taxes: $1,957.30

20240509-0034231

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Samuel P. McManus, Sr. Living Trust 112 Harpeth Trace Summit Nashville TN 37221	New Owner	Tax Parcel ID No. 143-03-0D-112.00 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, **John E. Rodgers, Jr. and Deborah Warner, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **The Samuel P. McManus, Sr. Living Trust**, ("Grantee"), 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. 112, on the Plan of Revised Plan Harpeth Trace Highrise Condominium Apartments, of record in Plat Book 5050, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is 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, Register's Office .

Being the same property conveyed to JOHN E. RODGERS, JR. and DEBORAH WARNER, HUSBAND AND WIFE, by deed from CALLIE B. JOHNSON, of record in Instrument No. 20151113-0115354, dated November 6, 2015, said Register's Office.

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. 143-03-0D-112.00 CO.

Matters shown on the Plan of record in Book 5050, Page 47, said Register's Office.

Master Deed of record in Book 5116, Page 751 as amended in Instrument No. 20201022-0122867, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5120, Page 918, said Register's Office.

This is improved property located at 112 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 6th day of May, 2024.

John E. Rodgers, Jr.

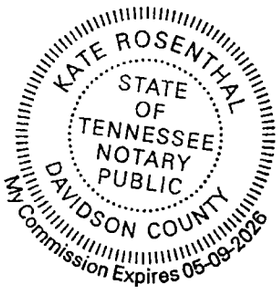
Deborah Warner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John E. Rodgers, Jr. and Deborah Warner, 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, at office, this 6th day of May, 2024.

Notary Public



My Commission Expires: _____