PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson
Batch # 1137617
05/21/2024 02:11:17 PM
Fees: $13.00 Taxes: $1,850.00

Davidson County
DEEDWARR
2 pgs

20240521-0037842

Ivey Title, LLC Ref: (DL) Title No.: 63645
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cynthia Despot 130 Harpeth Trace Summit Nashville, TN 37221	Cynthia Despot 130 Harpeth Trace Summit Nashville, TN 37221

TAX MAP PARCEL NUMBERS: 143030D13000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara Suhadolnik and Roy Suhadolnik, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cynthia Despot,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 130 of Revised Plan of Harpeth Trace Highrise a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the revised Plan of record in Book 5050, page 47, Register's Office of said County, to which Plan reference is made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Barbara Suhadolnik and Roy Suhadolnik, wife and husband, by Warranty Deed from James H. Reed IV, unmarried, dated September 15, 2016 and recorded on September 20, 2016, of record in Inst. No. 20160920-0098808, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, page 47, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5116, page 751, amended in Inst. No. 20201022-0122867, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Services Association of record in Book 5120, page 918, corrected in Book 5182, page 767, amended in Book 5182, page 769, Inst. No. 20200804-0085695, Inst. No. 20220804-0088772, said Register's Office; Charter of Harpeth Trae Condominiums of record in Book 8052, page 512, said Register's Office; Charter of Harpeth Trace Services Association of record in Book 5120, page 199 and Book 6556, page 693, said Register's Office; Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or storm drainage of record in Book 5142, pages 640 and 694, said Register's Office.

This is improved property, known as 130 Harpeth Trace Summit, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of May, 2024

Barbara Suhadolnik
Barbara Suhadolnik

Roy Suhadolnik
Roy Suhadolnik

State of Tennessee

County of Davidson

On this 16th day of May, 2024, before me the undersigned authority, personally appeared Barbara Suhadolnik and Roy Suhadolnik, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor
Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Cynthia Depot
Affiant

Sworn and subscribed before me this 16th day of May, 2024.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor
Notary

My Commission Expires: