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

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

CRT File No. 240547668

Karen Johnson Davidson County
Batch # 1139702 DEEDWARR
05/28/2024 10:05:53 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20240528-0039274

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2024.

Notary Public
My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Deborah Carpenter and Kevin Patrick Carpenter 1900 Richard Jones Road, Unit Q3 Nashville TN 37215	New Owner	Tax Parcel ID No. 117-15-0A-159.00 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, **Cinthia T. Peel, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah Carpenter and Kevin Patrick Carpenter, wife and husband**, ("Grantees"), their 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 Parcel No. 159, Unit No. Q-3 , on the Plan of Green Hills Terrace, of record in Plat Book 5200, page 64, 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 Green Hills Terrace , a horizontal property regime established by Master Deed of record in Book 5304, page 702 and amended in Book 7841, page 557, Register's Office .

Being the same property conveyed to CINTHIA T. PEEL, by deed from MICHAEL K. DODSON AND GABRIELLE C. DODSON, of record in Instrument No. 20210804-0104747, dated July 29 2021, said Register's Office.

Said property was never the marital residence of Grantor.

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. 117-15-0A-159.00 CO.

Matters shown on the Plan of record in Book 5200, page 64, said Register's Office.

Master Deed of record in Book 5304, page 702, as amended and/or supplemented in Book 7841, page 557, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, said Register's Office.

Overhang Easement as set forth in Book 4317, page 162 , said Register's Office.

Dedication of Easement of record in Book 4320, page 896 , said Register's Office.

Grant of Easement of record as Instrument Nos. 20110930-0075704 and 20150814-0081514 , said Register's Office.

Rights of others in and to party walls.

This is improved property located at 1900 Richard Jones Road, Unit Q3 Nashville TN 37215

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 23rd day of May, 2024.

Cinthia T. Peel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cinthia T. Peel, 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 23rd day of May, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026