Karen Johnson
Batch # 1139714
05/28/2024 10:13:12 AM
Fees: $13.00 Taxes: $1,554.00
Davidson County
DEEDWARR
2 pgs
20240528-0039289

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

2-38
to:

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$420,000.00**.

SR

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2024.

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(AFFIX SEAL)

Notary Public

My commission expires: 4-19-2025

**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 |
|---|---|---|
| Lori Ann Vanderboegh | NEW OWNER | Map 103-16-0-B Parcel 107-00co |
| 4215 Harding Pike #912 | | |
| 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,

**Thomas W. Oliphant, Jr. and Mary Beth Lee, husband and wife**

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

**Lori Ann Vanderboegh, a married woman, as her sole and separate property**

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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 912 of Windsor Towers Condominium Apartments, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 71 and in the Master Deed of record in Book 5313, Page 338, and Book 8666, Page 789, Instrument No. 20131217-0127081, Instrument No. 20210208-0017527, Register's Office for Davidson County, Tennessee, to which source reference is hereby 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 Thomas W. Oliphant and wife, Cynthia W. Oliphant by Warranty Deed from Lelia Sinclair Baldassari, of record in Instrument No. 20100218-0012491, Register's Office for Davidson County, Tennessee, dated February 12, 2010 and recorded February 18, 2010.**

**Also being the same property conveyed to Thomas W. Oliphant, Jr. or Mary Beth Lee, by Quitclaim Deed from Thomas W. Oliphant and Cynthia W. Oliphant, of record in Instrument No. 20161123-0123885, Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 23, 2016.**

**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 for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. 20 The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 4215 Harding Road Homeowners Association Condominiums of record in Book 5313, Page 338, and amended in Book 8666, Page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, and By-Laws appended thereto in Book 5313, Page 358, said Register's Office. 3) Charter of 4215 Harding Road Homeowners Association of record in Book 5297, Page 370, said Register's Office. 4) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, Page 943, said Register's Office. 5) Easement and Right of Entry Agreement to VSC Cable, Inc., dba Viacom Cable of record in Book 9486, Page 948, said Register's Office. 6) Grant of Easements to Comcast of Nashville I, LLC, of record in Instrument No. 20110301-0016521, and Instrument No. 20161212-0130101, said Register's Office. 7) Taxes for the current year prorated and assumed by the Grantee.**

This is improved (__X__) Unimproved (____) property, known as **4215 Harding Pike #912, 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 21st day of May, **2024.**

Thomas W. Oliphant, Jr.

Mary Beth Lee

**Mary Beth Lee**

**STATE OF GEORGIA )**
**COUNTY OF** Chatham **)**

Personally appeared before me, a Notary Public of said County and State, **Thomas W. Oliphant, Jr. and Mary Beth Lee,** 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 Savannah, Georgia, this 21st day of May**, 2024.**

Melissa Varnedoe

**Notary Public**

**My Commission Expires:** 1/3/2027

MELISSA VARNEDOE NOTARY PUBLIC Comm. Exp. 01/03/27 EFFINGHAM COUNTY, GA