THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240447589**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Brian Mitchell Affiant Subscribed and sworn to before me, this 30th day of May, 2024. S Chapel Drummond Notary Public My Commission Expires: 11-3-25

S. CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 11-03-2025

Karen Johnson
Batch # 1141668
06/03/2024 02:33:41 PM
Fees: $13.00 Taxes: $1,073.00

Davidson County
DEEDWARR
2 pgs

20240603-0041260

WARRANTY DEED

Address New Owner: Gretchen Rose Webber and Erin Dirk Maxwell 3301 Lealand Lane Nashville TN 37204	Send Tax Bills To: Shelter Lending Services, LLC 1245 Cheyenne Avenue Suite 304B/304C Grafton, WI 53024	Tax Information: Tax Parcel ID No. 131-01-0D-222.00-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, **Kara Tumbleston, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gretchen Rose Webber and Erin Dirk Maxwell, a married couple**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain condominium unit situated in Davidson County, Tennessee, being Unit No. 222 also known as Apartment 24-B on the Plan of Georgetown Condominium Apartments, as the same appears on the condominium site-plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description as to location and placement of said unit, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime created under Title 6, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5211, Page 325 as amended in Book 5616, Page 133, Book 6079, Page 516 and in Instrument No. 20120731-0067332, said Register's Office for Davidson County, Tennessee. together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Kara Tumbleston, an unmarried woman by Warranty Deed from Terra Reeves, an unmarried woman of record in Instrument No. 20191104-0113794 Register's Office for Davidson County, Tennessee, dated November 04, 2019 and recorded on November 04, 2019.

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.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number Book 5211, Page 325, as amended in Book 5616, Page 133 and Book 6079, Page 516, , Book 10225, Page 413, together with a Resolution of the Board of Directors for the 5025 Hillsboro Homeowners' Association in Instrument No. 20120731-0067332, and an Appointment of Successor Trustee in Instrument No. 20120823-0076049, , Register's Office for Davidson

County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
By-Laws of record in Book 5211, Page 345, in the Register's Office for Davidson County, Tennessee.
Charter for 5025 Hillsboro Homeowners' Association of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575 and in Book 4168, Page 940, in the Register's Office for Davidson County, Tennessee. (Only affects the common areas and not the individual units)
Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110620-0047283 and Instrument Number 20150505-0040558, in the Register's Office for Davidson County, Tennessee.
Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20020122-0008269, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5025 Hillsboro Pike Apt 24B 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 30th day of May, 2024.

Kara Tumbleston

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kara Tumbleston, 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 30th day of May, 2024.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-SHW-24-5025-24B