WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $844,000.00.

Theresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 5/5/2025

L. DYKE TATE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1142545 DEEDWARR
06/04/2024 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $3,122.80
20240604-0041444

File #24-TC-4400-160

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robin H. Preston and Gary W. Preston	SAME	
(NAME)	(NAME)	
4400 Belmont Park Terrace, #160,		**131 03 0B 160.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN G. THOMPSON AND GAIL N. THOMPSON, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ROBIN H. PRESTON AND GARY W. PRESTON, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Building Site No. 160 of ARDEN PLACE CONDOMINIUMS, SECTION THREE, a Horizontal property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, conditions, and Restrictions for Arden Place, of record in Book 4754, Page 455, and amended in Book 4916, Page 277, and further amended in Instrument Nos. 20070816-0098235, 20140801-0069316, 20171017-0106296 and 20211229-0171164, Register's Office for Davidson County, Tennessee, including without limitations by By-Laws appended thereto, together with one membership in Arden Place Homeowners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership, along with the undivided percentage interest in the Common Elements appurtenant to said Building Site, as set forth in said Declarations. Reference is hereby made to the plan of Arden Place, Section Three, as of record in Book 4660, Page 152, said Register's Office, for a more complete identification and description of such Building Site.

Being the same property conveyed to John G. Thompson and Gail N. Thompson, husband and wife, by Warranty Deed from Roy E. Hutton and wife, Sylvia J. Hutton, as tenants by the entireties, of record in Instrument No. 20150602-0051082, in the Register's Office of Davidson County, Tennessee, dated June 01, 2015 and recorded on June 02, 2015.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Arden Place, as recorded in Plat Book 4660, Page(s) 152.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 4754, Page 455 as supplemented in Book 4916, Page 277 and amended in Instrument No's. 20070816-0098235; 20140801- 0069316; 20171017-0106296 and 20211229-0171164.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4628, Page 473.
* The conveyance of the common area to the Arden Place Home Owners Association, Inc., a Tennessee not-for-profit corporation, by Warranty Deed of record in Book 5058, Page 330
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 4400 Belmont Park Terrace, #160, Nashville, TN 37215.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th day of May, 2024.

John G. Thompson

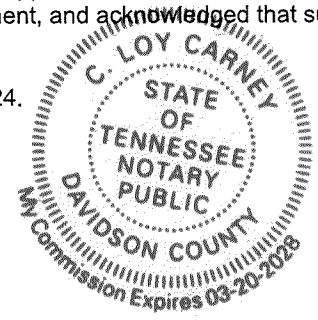
Gail N. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2024, before me personally appeared John G. Thompson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of May, 2024.

Notary Signature
My commission expires:

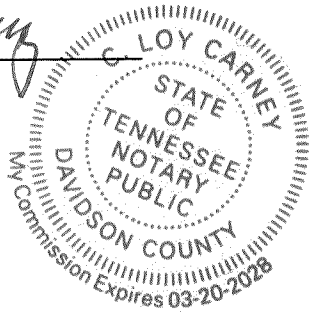


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2024, before me personally appeared Gail N. Thompson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of May, 2024.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 30, 2024.

Affiant
Date: June 3rd, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of June, 2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.