WARRANTY DEED

Karen Johnson Davidson County
Batch # 1143799 DEEDWARR
06/05/2024 03:14:29 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20240605-0042213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caroline L. Wiser	New Owner	
(NAME)	(NAME)	142-04-0A-178.00
214 Old Hickory Blvd Unit #178		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **THE SUSAN H. CARO SPECIAL NEEDS TRUST U/W OF CARYL K. CARO DATED MAY 16, 2007 AND SUSAN H. CARO, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLINE L. WISER, A SINGLE WOMAN,** 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:

A certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Being Unit No. 178 of Belle Forest Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5438 at Page 699, as amended in Instrument No. 20020321-0034877, the Plat of which is of record in Plat Book 5200 at Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Caryl Caro, widow by Warranty deed from Patricia Ann Mangrum of record in Book 10889, page 678, Register's Office for Davidson County, Tennessee, dated 4/16/1998 and recorded on 4/20/1998. (Value or consideration shown in aforementioned deed $68,500.00.) Being also known as 214 Old Hickory Blvd Unit #178 Nashville, Tennessee 37221.

Being a 1% interest of the same property conveyed to Susan H Caro by Quitclaim deed from Caryl Caro of record in Instrument No. 20050322-0031108 Register's Office for Davidson County, Tennessee, dated 3/17/2005 and recorded on 3/22/2005.

Being the same property conveyed to Gerald Klausner, Trustee of The Suzie H. Caro Special Needs Trust by Quitclaim deed from Andrea Gail Caro Klausner and Gerald Klausner, Co-Executors of the Estate of Caryl Caro of record in Instrument No. 20090923-0088740 Register's Office for Davidson County, Tennessee, dated 8/21/2009 and recorded on 9/23/2009.

Subsequently Gerald Klausner resigned as Trustee and William J. "Paz" Haynes, III, appointed as Successor Trustee of the Susan H. Caro Special Needs Trust pursuant to Agreed Order to Appoint Independent Successor Trustee entered April 9, 2024 in Case No. 24P523, Seventh Circuit Court for Davidson County, Tennessee at Nashville.

This conveyance is subject to:
- 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 167, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings 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 Belle Forest of record in Book 5438, Page 699 as amended in Instrument No. 20020213-0019280 and Appointment of a Substitute Trustee recorded in Book 7886, Page 939 and Instrument No. 20090819-0078072, Register's Office for Davidson County, Tennessee.

- Amended By Laws of record in Book 5438, Page 872 and Book 6082, Page 866 and Instrument No. 20020321-0034877, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5460, Page 987 and Articles of Incorporation in Book 6551, Page 78, in the Register's Office for Davidson County, Tennessee.
- Belle Forest Leasing Rules of record in Instrument Number 20120125-0006973 and Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee.
- Easement to American Building Company of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities of record in Book 8019, Page 126, Book 8248, Page 214 and Instrument No. 20000915-0091869,, in the Register's Office for Davidson County, Tennessee.
- Deed to State of Tennessee of record in Book 7957, Page 145, in the Register's Office for Davidson County, Tennessee.
- Driveway and Utility Easement Agreement of record in Instrument Number 20130708-0070348, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **214 Old Hickory Blvd Unit #178, Nashville, Tennessee 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(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 3rd DAY OF JUNE, 2024.

The Susan H. Caro Special Needs Trust U/W of Caryl K. Caro dated May 16, 2007

BY: _____, III Trustee
William J. "Paz" Haynes
Successor Trustee

_____
Susan H. Caro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM J. "PAZ" HAYNES, SUCCESSOR TRUSTEE of THE SUSAN H. CARO SPECIAL NEEDS TRUST U/W OF CARYL K. CARO DATED MAY 16, 2007, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of June, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN H. CARO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of June, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY