WARRANTY DEED

Karen Johnson Davidson County
Batch# 1146644 DEEDWARR
06/13/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,648.35
20240613-0044180

File #2024-0159

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $445,500.00.

Affiant

Subscribed and sworn to before me on June 12, 2024.

NOTARY PUBLIC
My Commission Expires: 4/26/25

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP – PARCEL #:
Margaret L. Vann 4487 Post Place, Unit 106 Nashville, TN 37205	New Owner	103-15-0B-106.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHANDRA H. CARVER, CO-TRUSTEE OF THE CARVER LIVING TRUST, DATED FEBRUARY 23, 2000, AS AMENDED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MARGARET L. VANN, UNMARRIED WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 106 on the Plan of Lion's Head Condominium, of record in Book 5200, page 82, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, page 70, and corrected in Book 5342, page 683, said Register's Office.

Being the same property conveyed to MARK E. CARVER AND CHANDRA H. CARVER, CO-TRUSTEES OF THE CARVER LIVING TRUST, DATED FEBRUARY 23, 2000, by Warranty Deed from JOHN BRANDON CARVER, AN UNMARRIED PERSON, AND LOUIS ALAN DAVIS, AN UNMARRIED PERSON, of record as Instrument No. 20220208-0014412, dated February 4, 2022 and corrected as Instrument No. 20221115-0121567, said Register's Office. See Certification of Trust of record in Instrument No. 202406130044179, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Easements, setback lines, and all other matters as set forth on the above

plan of record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4487 Post Place, Unit 106, 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 GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand on June 12, 2024.

Grantor:
The Carver Living Trust, dated February 23, 2000, as amended

By: Chandra H. Carver, Co-Trustee
Name: Chandra H. Carver
Title: Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CHANDRA H. CARVER, CO-TRUSTEE OF THE CARVER LIVING TRUST, DATED FEBRUARY 23, 2000, AS AMENDED**, the within named bargainor, 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 12th day of June, 2024.

Notary Public

My commission expires: My Commission Expires January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the 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 **June 12, 2024**.

Date

Affiant Signature

June 12, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2005

Date

Notary's Seal (if on paper)

