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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547919**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00 Affiant Subscribed and sworn to before me, this 17th day of June, 2024 Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1148545 DEEDWARR
06/18/2024 02:47:25 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20240618-0045938

ANGELA WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Abigail Kovacevich 1900 Richard Jones Road, Unit J2 Nashville TN 37215	Send Tax Bills To: Legacy Home Loans DBA Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 117-15-0A-130.00 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, **Deborah Joy Carpenter and Kevin Patrick Carpenter, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Abigail Kovacevich, unmarried woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. J-2, on the Horizontal Property Regime for Green Hills Terrace, as recorded in the Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557 and as shown on plat of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description , together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to DEBORAH JOY CARPENTER AND KEVIN PATRICK CARPENTER, WIFE AND HUSBAND, by deed from CARLA MCCOMBS AND PAUL MCCOMBS, WIFE AND HUSBAND, of record in Instrument No. 20190918-0094838, dated September 17, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 117-15-0A-130.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 64, said Register's Office.

Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557, ByLaws amended in Book 9830, page 181, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, said Register's Office.

Dedication of Easement of record in Book 4320, page 896, said Register's Office.

Easement to Comcast of record in Instrument No. 20110930-0075704, Instrument No. 20150814-0081514, said Register's Office.

This is improved property located at 1900 Richard Jones Road, Unit J2 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 17th day of June, 2024.

Deborah Joy Carpenter

Kevin Patrick Carpenter by Deborah Joy Carpenter, his Attorney-in-Fact

Carpenter his attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Joy Carpenter, 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, and who further acknowledged that she is the Attorney-in-Fact for Kevin Patrick Carpenter and that she is authorized by Kevin Patrick Carpenter to execute this instrument on his behalf.

Witness my hand, at office, this 17th day of June, 2024.

Notary Public

My Commission Expires: _____

