Karen Johnson Davidson County
Batch# 1156265 DEEDWARR
07/10/2024 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240710-0051569

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240648015**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2024. Notary Public My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Kathryn Walker and Philip Walker 2408 Belmont Boulevard Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 15 0A 132.00

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, **Joel Randall Hooper, Personal Representative for the Estate of Patricia A. Gannis** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn Walker and Philip Walker, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A condominium Apartment in Davidson County, Tennessee, being Unit No. J-4, of GREEN HILLS TERRACE CONDOMINIUM APARTMENTS, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on plat of record in Plat Book 5200, Page 64, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Patricia A. Gannis, an unmarried woman, by Warranty Deed from Joann J. Tomlin and Carol J. Tomlin, both unmarried, of record in Instrument No. 20060616-0071907, in the Register's Office of Davidson County, Tennessee, dated June 14, 2006 and recorded on June 16, 2006. The said Patricia A. Gannis died on April 28, 2024 testate. Said Last Will and Testament having named Joel R. Hooper as Personal Representator for the Estate of Patricia Francis Archie Gannis, see Probate Case 24P1008 recorded in Seventh Circuit Court for Davidson County, Nashville, Tennessee.

Patricia A. Gannis being one in the same as Patricia Frances Archie Gannis. Joel R. Hooper being one in the same as Joel Randall Hooper.

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 and thereafter, a lien not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREEN HILLS TERRACE CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 64.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Green Hills Terrace Condominium of record in Book 5304, Page 702 as amended in Book 7841, Page 557 and Book 9830, Page 181; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3879, Page 569.

Easement for Right of Way, recorded in Instrument Nos. 20110930-0075704 and 20150814-0081514.

Easement recorded in Book 4320, Page 896 and Book 4317, Page 162.

Joint Venture Agreement as set forth in instrument recorded in Book 5286, Page 358, as amended in Book 5355, Page 353 and as supplemented in Book 6732, Page 226.

All of the terms and provisions set forth and contained in that certain Lease between Green Hills Terrace, Lessor, and Web Service Company, Lessee, a memorandum of which is recorded in Book 7523, Page 260.

This is improved property located at 1900 Richard Jones Road, J4 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 28th day of June, 2024.

Estate of Patricia A. Gannis

BY: Joel Randall Hooper, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel Randall Hooper, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Personal Representative for the Estate of Patricia A. Gannis, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of June, 2024.

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 28, 2024**.

Affiant Signature

July 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25