Karen Johnson Davidson County
Batch# 1163300 DEEDWARR
07/29/2024 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240729-0056938

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240647939**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $260,000.00 Affiant Subscribed and sworn to before me, this 26th day of July, 2024. Notary Public My Commission Expires:

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

WARRANTY DEED

Address New Owner: Kathryn Crenshaw Kay 443 Summit Ridge Pl Nashville TN 37215	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 131-05-0B-443-00-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, **Alyssa R. Huff, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn Crenshaw Kay, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee being Unit 443, Four Seasons Condominium Development with and undivided percentage interest in Common Elements appurtenant to said unit, as established under Master Deed of record in Book6841, Page 349, in Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Alyssa R. Huff, an unmarried woman by Warranty Deed from Matthew J. Fung-A-Fat, married of record in Instrument No. 20201021-0122484 Register's Office for Davidson County, Tennessee, dated October 19, 2020 and recorded on October 21, 2020.

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, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Bylaws of record in Book 6841, Page 376, in the Register's Office for Davidson County, Tennessee.
Charter for the Homeowners' Association of record in Book 6855, Page 917, amended in Book 8176, page 697, in the Register's Office for Davidson County, Tennessee.
Easement for Ingress/egress and utilities of record in Book 5158, Page 852, in the Register's Office for Davidson County, Tennessee.
Easements for ingress and egress of record in Book 6869, Page 157, Book 6869, Page 162, Book 6870, Page 966 and Book 7776, Page 899, Book 5158, Page 230, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20120521-0043888, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of sewer lines of record in Book 5271, Page 430, in the Register's Office for Davidson County, Tennessee.
Underground Utility Easement of record in Instrument Number 20010912-0099679, in the Register's Office for Davidson County, Tennessee.
Easement for Ingress/Egress of record in Book 4821, Page 20, in the Register's Office for Davidson County, Tennessee.
Easement Agreements of record in Book 68, Page 462, in the Register's Office for Davidson County, Tennessee.
Engineer's Letter and Report of record in Book 6847, Page 125, in the Register's Office for Davidson County, Tennessee.
Agreement of record in Book 10797, Page 693, in the Register's Office for Davidson County, Tennessee.
Sale Assignment of record in Book 5388, Page 503, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 443 Summit Ridge Pl 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 26th day of July, 2024.

Alyssa R. Huff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alyssa R. Huff, 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 26th day of July, 2024.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/26/2024.

Date

Affiant Signature

7/26/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of July, 2024

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

