This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22996-SL

Karen Johnson Davidson County
Batch# 1167047 DEEDWARR
08/06/2024 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20240806-0059960

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $393,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2024.

Notary Public
My Commission Expires: 4/22/28

KIM ROGERS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Heidi Klapheke<br>615 Old Hickory Blvd. #714<br>Nashville, TN 37209 | Primary Residential<br>1480 N 2200 W<br>Salt Lake City, UT<br>84116 | 114 15 1B 097.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Catherine J. Pham, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Heidi Klapheke, a married woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee being Townhome Unit 97 Private Element of HARPETH HEIGHTS TOWNHOMES, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for HARPETH HEIGHTS TOWNHOMES, appearing of record in Instrument No. 20211105-0148324, as Amended in Instrument No. 20220314-0029617, Instrument No. 20221212-0128620, Instrument No. 20230426-0030536 and Instrument No. 20240501-0031748, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By-Laws of the Townhome Association.

Reference is hereby also made to Final Subdivision Plat of NOVEL HARPETH HEIGHTS (FORMERLY PHASE I WESTVIEW PLAZA) of record in Instrument No. 20210519-0067525, Register's Office for Davidson County, Tennessee, the property within which is subject to the above- referenced Declaration, and the referenced Plat.

Tract 2:

TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office

for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Catherine J. Pham, an unmarried woman, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20220808-0089674, in the Register's Office of Davidson County, Tennessee, dated August 05, 2022 and recorded on August 08, 2022.

Being part of the same property conveyed to Beazer Homes, LLC, a Delaware limited liability company, by Special Warranty Deed from Seaside FLA, LLC, a Florida limited liability company, of record in Instrument No. 20220114-0006286, in the Register's Office of Davidson County, Tennessee, dated November 30, 2021 and recorded on January 14, 2022.

This is improved property located at: **615 Old Hickory Boulevard, 714, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 5th day of August, 2024.

GRANTOR:

Catherine J. Pham

Catherine J. Pham

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Catherine J. Pham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of August, 2024.

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Deborah Bissell

Notary Public
My Commission expires: 3-2-27

# $3.60 E-RECORDING PAGE FEE

## CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 August 5, 2024.

Affiant
Date: August 5, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 5 day of August, 20 24

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY