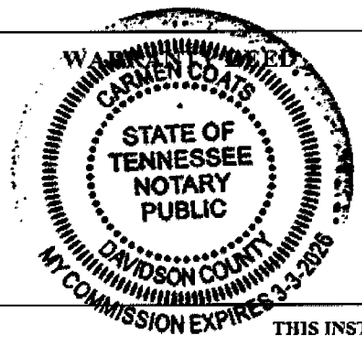
Karen Johnson Davidson County
Batch# 1169097 DEEDWARR
08/14/2024 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240814-0061993



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/08/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-12093-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Rebecca W. Herman	New Owner	131-05-0C-211.00
211 Cheswick Court		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Keene W. Bartley, Executor of the Estate of Lawrence Eugene Lancaster and Hal B. Johnson, Senior Warden of Christ Church Nashville, a Tennessee nonprofit corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca W. Herman, unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A part of the Hillsborough Condominium Tract as shown on a plat of record in Book 6250, page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

Unit 211 on the section plat, as shown and described in the Master Deed Establishing a Horizontal Property Regime with respect to The Hillsborough Condominiums, including the plan and the Administrative By-Laws thereunto attached and exhibited of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including with limitation such units undivided percentage interest in the land and general common elements.

Being the same property conveyed to Larry E. Lancaster, a single person by Special Warranty Deed from First American National Bank, Nashville, Tennessee of record in Book 8280, page 18, Register's Office for Davidson County, Tennessee, dated January 22, 1991 and recorded on January 23, 1991.

Larry E. Lancaster, having died testate on August 26, 2023, his interest in said property being conveyed pursuant to the terms of his Last Will and Testament as shown in Case No. 23P1874, Circuit Court (Probate Division) for Davidson County, Tennessee. Larry E. Lancaster and Lawrence Eugene Lancaster being one in the same.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 211 Cheswick Court Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 August 31st, 2024.

Estate of Lawrence Eugene Lancaster

By: _____ Executor

Keene W. Bartley, Executor

Christ Church Nashville, a nonprofit corporation

By: _____

Hal B. Johnson, Senior Warden

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Keene W. Bartley, Executor of the Estate of Lawrence Eugene Lancaster, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal, this August 1st, 2024.

_____

Notary Public

ASHLEY NORTON GOBEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5-3-2027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Hal B. Johnson, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Warden of Christ Church Nashville, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this August 1st, 2024

_____

Notary Public

ASHLEY NORTON GOBEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5-3-2027

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 **August 1, 2024**.

Affiant Signature

August 13, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of August, 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