Prepared by:

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240748412

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $495,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2024.

Notary Public
My Commission Expires

Karen Johnson
Batch # 1176244
09/03/2024 10:43:06 AM
Fees: $13.00 Taxes: $1,831.50

Davidson County
DEEDWARR
2 pgs

20240903-0067447

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathryn G. Haines 937 Russell Street, Apt 8 Nashville TN 37206	New Owner	Tax Parcel ID No. 082-16-0B-206.00 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, **Carolyn E. Easterly, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn G. Haines**, ("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. 206, on the Plan of Russell Street Commons II, of record in Plat Book 6900, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Russell Street Commons II , a horizontal property regime established by Master Deed of record in Book 7049, page 202, Register's Office.

Being the same property conveyed to CAROLYN E. EASTERLY, by deed from AEBY CONSTRUCTION CORPORATION, of record in Book 7224, page 1, dated April 30, 1987, said Register's Office.

Said property was never the marital residence of Grantor.

Carolyn E. Easterly and Carolyn Irwin Easterly being one and the same.

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. 082-16-0B-206.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 89, corrected in Book 7049, page 201, said Register's Office.

Master Deed of record in Book 6928, page 645, and in Book 7049, page 202, said Register's Office.

This is improved property located at 937 Russell Street, Apt 8 Nashville TN 37206

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 30th day of August, 2024.

Carolyn E. Easterly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn E. Easterly, 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 30th day of August, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026