Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

# WARRANTY DEED

Karen Johnson
Batch # 1178150
09/05/2024 11:08:01 AM
Fees: $13.00 Taxes: $1,498.50

Davidson County
DEEDWARR
2 pgs

20240905-0068344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2024

Notary Public

File No. EY-24-7356

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Heath B. Greenwell and Mary Natalie Greenwell | New Owner | |
| (NAME) 154 Harpeth Trace SMT | (NAME) | 143-03-0D-154.00 |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jennifer Amanda Walker, Personal Representative of The Estate of Jean Carolyn Johnson**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heath B. Greenwell and Mary Natalie Greenwell, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Unit No. 154 in a Horizontal Property Regime located on the Plan of REVISED PLAN HARPETH TRACE HIGHRISE CONDOMINIUM APARTMENTS of record in Plat Book 5050, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in Master Deed recorded in Book 5116, Page 751 and Amendment recorded in Instrument Nos. 20201022-0122867; 20240712-0052466 Register's Office for said County, and Plan Administrative By-Laws as attached thereto, included without limitation such unit's undivided percentage interest in the land and general common elements; Subject However; to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the plan and Administrative By-laws, thereunto attached and to the rules and regulations. Subject Further, to all the provisions, conditions, restrictions, burdens and undertakings contained in a certain Declaration of Covenants and Restrictions contained in the Charter of the Harpeth Trace Services Association of record in Book 5120, Page 199, and to which further reference is made in Book 5120, Page 918 and correction recorded in Book 5182, Page 767 and Amendment recorded in Book 5182, Page 769, Register's Office for Davidson County, Tennessee. Subject Further, to established easements in favor of other unit owners; and all sewer, water, electrical, telephone and other utility easements now established over, through or upon the property and building thereon, or to serve some or all of the units therein, and real estate taxes for the current year.**

**Being the same property conveyed to Jean Carolyn Johnson, unmarried by Warranty Deed from Jack Jenkins and Cathy Jenkins and Mark E. Jenkins of record in Instrument No. 20191210-0127371 Register's Office for Davidson County, Tennessee, dated December 06, 2019 and recorded on December 10,**

**2019.**

**The said Jean Carolyn Johnson having died testate on June 5, 2023, her Last Will and Testament being probated in the Chancery Court for Giles County, Tennessee, Case No. P-2303-23. Pursuant to the said Last Will and Testament and Order Granting Motion to Construe Last Will and Testament, Jennifer Amanda Walker was named as Personal Representative of the Estate of Jean Carolyn Walker and the subject property was brought into the probate Estate to be administered, managed, sold, and conveyed under the authority and control of the said Personal Representative without the joinder of the beneficiaries.**

**This is property more commonly known as 154 Harpeth Trace SMT, Nashville, TN 37221.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 4th day of September, 2024.

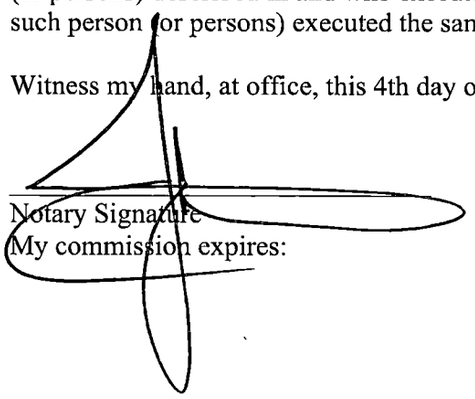
The Estate of Jean Carolyn Johnson

By: _____
Jennifer Amanda Walker, Personal Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of September, 2024, before me personally appeared Jennifer Amanda Walker, Personal Representative of The Estate of Jean Carolyn Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of September, 2024.



Notary Signature
My commission expires:

