Karen Johnson
Batch # 1181297
09/13/2024 09:11:53 AM
Fees: $18.00 Taxes: $1,258.00

Davidson County
DEEDWARR
3 pgs

20240913-0070671

(1)

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38310-08-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me this 4th day of September, 2024. Notary Public My Commission Expires:

PANDA CULBERSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-23-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chadwick Huckabay Sabrina Huckabay 5025 Hillsboro Pike 7E Nashville, TN 37215	Trustmark National Bank 201 Country Place Pkwy Suite B Pearl, MS 39208	Map and Parcel No.: 131 01 0D 046.00

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, Thomas H. Forrester, Executor of the Estate of Christine Elizabeth Sargent ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Chadwick Huckabay and Sabrina Huckabay, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5025 Hillsboro Pike 7E, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 made effective as of the 4th day of September, 2024.

GRANTOR:

Thomas H. Forrester, Executor

Thomas H. Forrester
Executor for the Estate of Christine Elizabeth Sargent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas H. Forrester, Executor of the Estate of Christine Elizabeth Sargent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September, 2024.

Amy L. Sowney

Notary Public
My Commission Expires: 7/7/2025

AMY L. SOWNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 46 as shown on the Plat of GEORGETOWN APARTMENTS, a condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .449% interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, Page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 7E.

Being the same property conveyed to C. Elizabeth Sargent, a single person, by Warranty Deed from Betsy H. Coffman, a single person, of record in Book 8418, Page 920, in the Register's Office of Davidson County, Tennessee, dated August 10, 1991, and recorded on August 12, 1991. Christine Elizabeth Sargent died on or around April 13, 2024, testate. See Last Will and Testament of record in Probate Docket Number 24P893 in The Seventh Circuit Court for Davidson County, Tennessee Probate Division, directing that real property be administered as part of the decedent's probate estate. Letters Testamentary were issued to Thomas H. Forrester.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for the current year, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4 .
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GEORGETOWN APARTMENTS Condominium of record in Book 5211, Page 325; Successor Trustee's Deed of record at Instrument No. 20100505-0033908; Appointment of Successor Trustee of record at Instrument No. 20120823-0076049; Successor Trustee's Deed of record at Instrument No. 20210730-0102666; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
4. Resolution of The Board of Directors for The 5025 Hillsboro Homeowner's Association of record at Instrument No. 20120731-0067332.