WARRANTY DEED

B-BR-24-3000-52

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00.

Brianna Marie Kasper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brianna Marie Kasper	**Mutual of Omaha Mortgage, Inc.**	
(NAME)	(NAME)	**117 03 0A 052.00**
3000 Hillsboro Pike Unit 52	**1 East 22nd St., Ste. 401**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Lombard, IL 60148**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ESTATE OF PAULA L. CLINTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIANNA MARIE KASPER, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Located in Davidson County, Tennessee, being Unit No. 52, on the plan of Versailles Apartments, Condominium Apartments, as shown on plat of record in Plan Book 5050, Page 80, as corrected Book 5171, Page 153, Register's Office for Davidson County, and further established by Master Deed and By-Laws of record in Book 5168, Page 944, as amended in Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, Book 7770, Page 955, and Book 8434, Page 719, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Susan T. Norton and husband, C. Michael Norton, as tenants by the entirety by Warranty deed from Joyce A. Crafton, unmarried of record in Instrument No. 20140530-0046621 Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on May 30, 2014.

C Michael Norton having become deceased on or about February 21, 2015; leaving Susan T. Norton as sole tenant by the entirety.

Being the same property conveyed to Paula L. Clinton by Warranty Deed from Susan T. Norton, unmarried, dated May 4, 2018 and recorded May 9, 2018 in Instrument No. 20180509-0044579, Register's Office of Davidson County, Tennessee.

Paula L. Clinton died on or about October 21, 2023. Pursuant to her Last Will and Testament admitted to probate by Order entered December 13, 2023, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 23P2269, subject property is administered as a part of her estate under the control of the Executor. Letters Testamentary appointing Stephen Williams II as Executor issued December 13, 2023.

This conveyance is subject to:
- Taxes for the year 2024 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 80, corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5168, Page 944, as amended in Book 7770, page 955 and Book 8434, page 719, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5168, Page 961, as amended in Book 5589, Page 367, Book 5659, page 641 and Book 5667, page 375, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5179, Page 858, in the Register's Office for Davidson County, Tennessee.
- Easement for Access of record in Book 4240, Page 209 and Book 5221, page 681, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1181788 DEEDWARR
09/16/2024 09:50:04 AM 2 pgs
Fees: $13.00 Taxes: $1,387.13

20240916-0071176

- Easement for Sanitary Sewer/Storm Drainage of record in Book 4158, Page 34, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 3531, Page 592, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20171127-0120858, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Hillsboro Pike Unit 52, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 12th DAY OF SEPTEMBER, 2024.

Estate of ~~Paula~~ L. Clinton

BY: _____
Stephen Ward Williams, II
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN WARD WILLIAMS, II, EXECUTOR of the ESTATE OF PAULA L. CLINTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of September, 2024.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANNAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212