THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848617** Karen Johnson Davidson County Batch # 1182382 DEEDWARR 09/17/2024 09:51:11 AM 2 pgs Fees: $13.00 Taxes: $584.60 20240917-0071803	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $158,000.00. Affiant Subscribed and sworn to before me, this 16th day of September, 2024. Notary Public My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner: Forest Park 1, LLC, a Virginia limited liability company 8308 Rugby Road Manassas Park, VA 20111	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147 03 0A 092.00

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, **Maria A. Stepan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Forest Park 1, LLC, a Virginia limited liability company**, ("Grantees"), its 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 G4 of HARDING PLACE CONDOMINIUM created under Title 66, Chapter 27, Sections 101, et sea., as amended, Tennessee Code Annotated, and as established by Master Deed, of record in Book 6104, Page 725, as Appointment of Successor Trustee recorded in Instrument No. 20050815-0096131 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of HARDING PLACE CONDOMINIUM of record in Plat Book 5200, Pages 571-572, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Maria A. Stepan, Unmarried, by Warranty Deed from Hugh C. Howser, Jr., Trustee for G & M Properties, a Tennessee General Partnership, of record in Instrument No. 20070316-0032102 and (Re-recorded in Instrument No. 20070322-0034892), in the Register's Office of Davidson County, Tennessee, dated March 15, 2007 and recorded on March 16, 2007.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARDING PLACE CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 571-572. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HARDING PLACE Condominium of record in Book 6104, Page 725, as Appointment of Successor Trustee recorded in Instrument No. 20050815-0096131; 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.

This is improved property located at 441 Harding Place, G4 Nashville TN 37211

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 16th day of September, 2024.

Maria A. Stepan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maria A. Stepan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2024.

Notary Public
My Commission Expires: _____

