This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-4241-TM

Karen Johnson Davidson County
Batch # 1184704 DEEDWARR
09/23/2024 09:40:01 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20240923-0073411

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2024.

Notary Public
My Commission Expires: _____

SHLEE M. GOLDEN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DICKSON
MY COMMISSION EXPIRES FEB. 24, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hannah Denton 115 Windsor Terrace Drive Nashville, TN 37221	TRISTAR BANK 719 E COLLEGE ST. DICKSON. TN 37055	143 01 0A 115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Margaret A. Elmore, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Hannah Denton, a single woman**, 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 Lot No. 115 on the Plan of TRACT A, WINDSOR TERRACE CONDOMINIUMS, PHASE II, of record in exhibit "C" to the Amendment to Master Deed of Record In Book 7150, Page 921, as amended by instrument(s) of record in Book 7436, Page 667; Book 7464, Page 297; Book 7661, Page 40; Book 7729, Page 206; Book 7980, Page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Margaret A. Elmore, unmarried, by Warranty Deed from Ellen M. Mao, a single person, of record in Instrument No. 20150618-0058169, in the Register's Office of Davidson County, Tennessee, dated June 17, 2015 and recorded on June 18, 2015.

This is improved property located at: **115 Windsor Terrace Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 20th day of September, 2024.

GRANTOR:

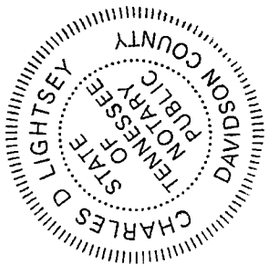
Margaret A. Elmore

Margaret A. Elmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Margaret A. Elmore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of September, 2024.



Notary Public
My Commission expires: 3/3/26