THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 3[illegible]	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00. Affiant Subscribed and sworn to before me this 2nd day of October, 2024. Notary Public My Commission Expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Careen Alexandra 104 Adams Park Nashville, TN 37205	New Owner	Map and Parcel No.: 116080E10400CO

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, Mary Virginia Williams, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Careen Alexandra, an unmarried woman ("Grantee"), its 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 104 Adams Park, Nashville, TN 37205-4702.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

Karen Johnson Davidson County
Batch# 1189859 DEEDWARR
10/04/2024 10:04:30 AM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20241004-0077136

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of October, 2024.

Mary Virginia Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 2nd day of October, 2024.

Notary Public

My Commission Expires: 3/8/28

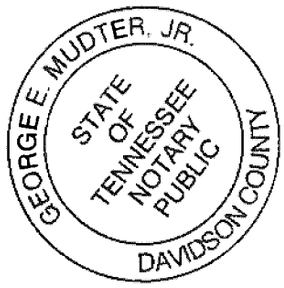


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 104 on the Plan of A Resubdivision of Lot Nos. 104 and 106 Sugartree Subdivision, Phase III, as of record in Plat Book 7900, page 590, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Virginia Williams by deed dated December 14, 2001 from David J. Mahanes and wife, Dorothy R. Mahanes of record in Instrument No. 20011220-0140588, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, Page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, amended and restated in Book 11758, page 446, as amended in Instrument No. 20170522-0050870, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 7900, Page 590, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3400, page 63, and Book 7061, page 100, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/02/2024.

Affiant Signature – Joshua A. Terry

10/04/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/04/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27