THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240948876

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $699,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of October, 2024.

Notary Public
My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Karen Johnson
Batch # 1196328
10/21/2024 02:01:10 PM
Fees: $13.00 Taxes: $2,586.30

Davidson County
DEEDWARR
2 pgs

20241021-0081671

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bard Quillman, Jr. and Nancy Jones Quillman 4215 Harding Pike, Unit 602 Nashville TN 37205	New Owner	Tax Parcel ID No. 103-16-0B-061.00 CO

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, **Patricia H. Stanley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bard Quillman, Jr. and Nancy Jones Quillman, husband and wife**, ("Grantees"), their 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 No. 602, on the Horizontal Property Regime for Windsor Tower Condominium Apartments, as recorded in the Master Deed of record in Book 5313, page 338 and amended in Book 8666, page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527 and as shown on plat of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to PATRICIA H. STANLEY, by deed from JOHN EDWARD MCDOWELL, TRUSTEE OF THE JOHN E. MCDOWELL REVOCABLE LIVING TRUST DATED MAY 27, 2005, of record in Instrument No. 20120717-0062662, dated July 11, 2012, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 103-16-0B-061.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 71, said Register's Office.

Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, Instrument No. 20131217-0127081 and Instrument No. 20210208-0017527, said Register's Office.

Easement and Right-of- Entry Agreement of record in Book 9486, page 948, said Register's Office.

Grant of Easement to Comcast of Nashville of record in Instrument No. 20110301-0016521 and Instrument No. 20161212-0130101, said Register's Office

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, page 943, said Register's Office.

This is improved property located at 4215 Harding Pike, Unit 602 Nashville TN 37205

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 18th day of October, 2024.

Patricia H. Stanley

Patricia H. Stanley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia H. Stanley, 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 18th day of October, 2024.

J Anderson

Notary Public



My Commission Expires: _____