BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049154** Karen Johnson Davidson County Batch # 1203559 DEEDWARR 11/13/2024 10:24:17 AM 2 pgs Fees: $13.00 Taxes: $3,755.50 20241113-0088246	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,015,000.00 Affiant Subscribed and sworn to before me this 7th day of November, 2024. Notary Public My Commission Expires:

KELLY A. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires 10/4/27

WARRANTY DEED

Address New Owner: Howard Bruce Hanson and Karen S. Hanson 328 Van Buren Street Nashville TN 37208	Send Tax Bills To: Northpointe Bank ISAOA/ATIMA 3333 Deposit Dr NE Grand Rapids, MI 49546	Tax Information: Tax Parcel ID No. 082 09 0J 328.00

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, **Emma Katherine Stephens, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Howard Bruce Hanson and Karen S. Hanson, husband and wife**, ("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 No. 328 on the Master Deed establishing THE MORGAN PARK PLACE CONDOMINIUMS, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103 et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20050831-0104621, as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, Instrument No. 20100622-0048863, Instrument No. 20140408-0029304 with Scrivener's Affidavit recorded in Instrument No. 20140425-0035118; Instrument No. 20150910-0092062 and Assignment of Declarant's Rights recorded in Instrument No. 20150102-0000052, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the map of the Nashville Horticultural Society Plan of record in Plat Book 2, Page 30 Chancery Court at Nashville, Tennessee.

Being the same property conveyed to Emma Katherine Stephens, Unmarried, by Warranty Deed from Christopher Gist Stephens and Nancy Stephens, Married, of record in Instrument No. 20171113-0116325, in the Register's Office of Davidson County, Tennessee, dated November 09, 2017, and recorded on November 13, 2017.

Being the same property conveyed to Christopher Gist Stephens and wife, Nancy Stephens, by Warranty Deed from Jamelle M. Overby, unmarried, of record in Instrument No. 20160823-0088101, in the Register's Office of Davidson County, Tennessee, dated August 18, 2016, and recorded on August 23, 2016.

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 NASHVILLE HORTICULTURAL SOCIETY ET ALS., as recorded in Plat Book 2, Page(s) 30.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE MORGAN PARK PLACE CONDOMINIUMS of record in Instrument No. 20050831-0104621, as amended by instrument(s) of record in Instrument No. 20051110-0136248; Instrument No. 20060516-0057286; Instrument No. 20061023-0131222; Instrument No. 20070402-0038744; Instrument No. 20070724-0087901; Instrument No. 20071010-0120740; Instrument No. 20100622-0048863; Instrument No. 20140408-0029304 with Scrivener's Affidavit recorded in Instrument No. 20140425-0035118; Instrument No. 20150910-0092062 and Assignment of Declarant's Rights recorded in Instrument No. 20150102-0000052; 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.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20100112-0002819.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050719- 0083911.

Charter for Morgan Park Place Condominium Association Inc. recorded in Instrument No. 20051114-0137058.

Common Open Space Deed recorded in Instrument No. 20140115-0004084.

This is improved property located at 328 Van Buren Street Nashville TN 37208

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 7th day of November, 2024.

Emma Katherine Stephens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emma Katherine Stephens, 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 7th day of November, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026