BOX 10-A

WWARRANTY DEED

Karen Johnson
Batch # 1213053
12/06/2024 09 44 52 AM
Fees $13 00 Taxes $1,332 00

Davidson County
DEEDWARR
2 pgs

20241206-0094799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF December, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William H Torrence Revocable Living Trust dated July 10, 2023	William H Torrence Revocable Living Trust dated July 10, 2023	
(NAME)	(NAME)	
7705 Dan Kestner Drive	7705 Dan Kestner Drive	142 07 0C 025 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KAREN S. PECK, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM H. TORRENCE, TRUSTEE OF THE WILLIAM H. TORRENCE REVOCABLE LIVING TRUST, DATED JULY 10, 2023,** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 25, together with the appurtenant interest in the common elements of ASHLEY GREEN, a horizontal property regime established by Master Deed, of record in Book 7184, Page 44, as Corrected in Book 7467, Page 279 and amendment recorded in Book 7482, Page 312 and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Karen S. Peck, an unmarried woman, by Warranty Deed from Muriel A. Hebden, Trustee of the Muriel A. Hebden Revocable Living Trust u/a/d 4/12/2002, of record in Instrument No. 20151120-0118084, in the Register's Office of Davidson County, Tennessee, dated November 19, 2015 and recorded on November 20, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 420 Bradford Grn, Nashville, TN 37221
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this 4th day of December, 2024

Karen S Peck

KAREN S PECK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen S. Peck, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 4th day of December, 2024

Commission expires

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
April 27, 2025
COUNTY OF WILLIAMSON

Notary Public

MO2024-1449