Karen Johnson Davidson County
Batch# 1213387 DEEDWARR
12/09/2024 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20241209-0095319

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38392-10-2024	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me this 26th day of ~~December~~ November, 2024. Notary Public My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

Address New Owner: Jenna Humcke and Frederick Christian Humcke 21 Vaughns Gap Rd. #34 Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 129 15 0A 034.00

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, Cole T. Pendleton, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JENNA ROSE HUMCKE, AN UNMARRIED WOMAN, AND FREDERICK CHRISTIAN HUMCKE, A MARRIED MAN ("Grantees"), their 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 21 Vaughns Gap Road, Unit #34, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor 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 himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of Novmber, 2024.

GRANTOR:

Cole T. Pendleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cole T. Pendleton, a single man, 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, at office, this 26th day of November, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

A Condominium apartment in Davidson County, Tennessee being Unit No. 34 of BELLE MEADE HIGHLANDS CONDOMINIUM, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 to the Master Deed of record in Book 7091, page 302 as amended in Instrument Nos. 20080424-0042111; 20220520-0058927 and 20220520-0058928, Amendment to By-Laws in Instrument No. 20071025-0126213, Appointment of Successor Trustee in Instrument No(s). 20150520-0046371 and 20150818-0083106, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Cole T. Pendleton, a single man, by Warranty Deed from Jennifer Rosemarie Halfpenny and Geoffrey Todd Halfpenny, wife and husband, of record in Instrument No. 20210716-0096095, in the Register's Office of Davidson County, Tennessee, dated July 12, 2021 and recorded on July 16, 2021.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which are assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLE MEADE HIGHLANDS CONDOMINIUM of record in Book 7091, page 302; being amended in Instrument Nos. 20080424-0042111; 20220520-0058927 and 20220520-0058928, Amendment to By-Laws in Instrument No. 20071025-0126213, Appointment of Successor Trustee in Instrument No(s). 20150520-0046371 and 20150818-0083106; 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.
5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4816, Page 427, and corrected in Book 4881, Page 710.
6. Easement recorded in Book 11000, Page 273.
7. Regulatory Agreement For Multi-Family Housing Projects as set forth in instrument recorded in Book 4550, Page 281, and amended in Book 4881, Page 619.
8. Charter for Belle Meade Highlands Condominium Association, Inc. recorded as Book 7102, Page 223.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Nov. 26, 24 (date of document).

Jennifer L. Pennell

Dec 9, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of Dec, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

