WARRANTY DEED

Karen Johnson
Batch # 1215981
12/13/2024 10 17 25 AM
Fees $13 00 Taxes $828 80

Davidson County
DEEDWARR
2 pgs

20241213-0096909

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$224,000.00.**

Affiant

Subscribed and sworn to before me, this the **12th** day of **December, 2024.**

Notary Public
My commission expires 10/20/2026
(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
October 20, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126
File # 4885-3

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
SHC Preservation Trust **1931 Castleman Drive** **Nashville , TN 37215**	**New Owner**	**131-02-0H-001.00-C**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GLENDA M. CARBINE, TRUSTEE OF ACH PRESERVATION TRUST U/A DATED JUNE 26, 2019** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. CARBINE, TRUSTEE OF THE SHC PRESERVATION TRUST NO. 2 UNDER AGREEMENT DATED JUNE 5, 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

A fifty percent (50%) undivided interest in the following described property

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 4248, on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of Record Under Instrument No. 20040421-0045569 and as amended in Instrument No. 20040511-0054050, in Instrument No. 20050100-0003192, and in Instrument No, 20050425-0045365, Register's Office for Davidson County, Tennessee, including, without limitation, the By-Laws appended thereto and amendment to By-Laws of record in Instrument No. 20070905-0106403, said Register's office, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for Placement of Units and Parking Spaces as shown on Exhibit "E" to the Master Deed of Record under Instrument No. 20040421-0045569 and amended in Instrument No. 20040511-0054050, said Register's Office, for a more complete identification and description of such Unit.

Being all of the same fifty (50%) percent interest conveyed to Glenda M. Carbine, as Trustee of ACH Preservation Trust u/a dated June 26, 2019, from Benjamin Hailey and Claire Hailey by Warranty Deed dated June 28, 2019, recorded as Instrument No. 20190702-0064104 in the Register's Office for Davidson County, Tennessee.

The separate fifty (50%) ownership not transferred by this deed is held by James R. Carbine, as Trustee of the SHC Preservation Trust No. 2 under agreement dated June 5, 2023, by Quitclaim Deed dated June 12, 2023, recorded as Instrument No. 20230614-0045406 in the Register's Office for Davidson County, Tennessee.

This is improved property, known as **4248 Hillsboro Pike, Nashville, TN 37215**

The conveyance of the above-described parcel of land is subject to the following

1 All matters on the Plan of record in Plat Book 547, pages 85 & 86, Register's Office for Davidson County, Tennessee

2 The Master Deed establishing a Horizontal Property Regime of Hillsboro Quarters Condominiums of record in Instrument No 20050110-0003192, Instrument No 20050425-0045365, and Instrument No 20070905-0106403, Register's Office for Davidson County, Tennessee

3 Charter for Homeowners Association of record in Instrument No 20040330-0035515, Register's Office for Davidson County, Tennessee

4 Quitclaim Deed conveying the common areas of record in Instrument No 20061229-0161137 and Instrument No, 20041230-0155026, Register's Office for Davidson County, Tennessee

5 Perpetual Easement for Highway Purposes of record in Book 4426, page 398, Register's Office for Davidson County, Tennessee

6 Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water mains, Pumps and Appurtenances of record in Instrument No 20040526-0061600, Register's Office for Davidson County, Tennessee

7 Easements granted to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage as contained in Book 4041, page 9, Register's Office for Davidson County, Tennessee

8 Storn water detention agreement as contained in Instrument No 20030530-0073121, Register's Office for Davidson County, Tennessee

9 Any inclusion of or deficiency in the description of the parking unit and/or carport and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit and/or carport and/or storage unit, or any claim thereof

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 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/our hand(s) this **12th** day of **December, 2024.**

Glenda M Carbine, Trustee

Glenda M. Carbine, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Glenda M. Carbine, Trustee of ACH Preservation Trust u/a dated June 26, 2019,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **December, 2024.**

Notary Public
My Commission Expires: 10/20/2026

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp October 20, 2026
COUNTY OF WILLIAMSON