THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241249519** Karen Johnson Batch # 1218653 12/20/2024 11 29 10 AM Fees $13 00 Taxes $1,126 65 20241220-0099111 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $304,500 00 Affiant Subscribed and sworn to before me, this 19th day of December, 2024 Notary Public My Commission Expires HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner. Harding Academy Property Holdings, LLC 170 Windsor Drive Nashville, TN 37205	Send Tax Bills To· New Owner	Tax Information Tax Parcel ID No 130 01 0A 004 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, **Gregory James Wright and Courtney Wright, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Harding Academy Property Holdings, LLC, a Tennessee limited liability company**, ("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. A-4, on the plan of BELLE MEADE TERRACE CONDOMINIUMS, according to the Master Deed of record in Book 5730, Page 27, as Restated in Book 6015, Page 94 and Amendment to By-Laws recorded in Instrument No 20221007-0110545, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, Pages 325-329, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gregory James Wright and Wife, Courtney Wright, by Warranty Deed from Lori A. Gray, An Unmarried Woman, of record in Instrument No 20060823-0103791, in the Register's Office of Davidson County, Tennessee, dated August 16, 2006, and recorded on August 23, 2006

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

Taxes for the year 2025 and thereafter, not yet due and payable

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 BELLE MEADE TERRACE CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 325-329.

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 TERRACE CONDOMINIUMS of record in Book 5730, Page 27, Restated in Book 6015, Page 94 and Amendment to By-Laws recorded in Instrument No 20221007-0110545, 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 recorded in Book 11032, Page 431

Charter for Belle Meade Terrace Homeowners' Association, Inc. recorded in Book 5730, Page 23.

Rule Regarding Enforcement of Governing Documents recorded in Instrument No. 20180425-0038960

This is improved property located at 116 Harding Place Unit A4 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 December, 2024

Gregory James Wright

Courtney Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory James Wright and Courtney Wright, 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 December, 2024

Notary Public

My Commission Expires _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028