Karen Johnson Davidson County
Batch# 1218741 DEEDWARR
12/20/2024 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20241220-0099221

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 2024.

Notary Public
MY COMMISSION EXPIRES: 7/18/2026

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY SANDY MCCOLLUM

File #24-TC-6666-1202

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Racine	Robert Racine	
(NAME)	(NAME)	**129 14 0A 134.00**
6666 Brookmont Terrace unit 1202 (ADDRESS)	6666 Brookmont Terrace unit 1202 (ADDRESS)	
Nashville TN 37205	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JIMMIE F. DOUGLAS, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ROBERT RACINE, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Apartment Unit No. 1202, Wessex Towers Condominium created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, Page 634, as amended by instrument(s) of record in Book 5599, Page 39; Book 5792, Page 982; Book 6478, Page 742; Book 9935, Page 486; Book 10705, Page 777; Instrument No. 20080624- 0065008; as Appointment of Successor Trustee recorded in Book 7473, Page 977 and Instrument No. 20120516-0042527; as amendment to Bylaws recorded in Instrument No. 20011127-0129399, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of WESSEX TOWERS CONDOMINIUM APARTMENTS, of record in Plat Book 5200, Page 142 and 143, Register's Office for said County, for a more complete identification and description of said unit.

Being the same property conveyed to Jimmie F. Douglas, unmarried, by Warranty Deed from Marie L. Vaughn, unmarried, of record in Instrument No. 20220728-0086161, in the Register's Office of Davidson County, Tennessee, dated July 27, 2022 and recorded on July 28, 2022.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESSEX TOWERS CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 142 & 143.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Wessex Towers Condominium of record in Book 5414, Page 634, as amended by instrument(s) of record in Book 5599, Page 39; Book 5792, Page 982; Book 6478, Page 742; Book 9935, Page 486; Book 10705, Page 777; Instrument No. 20080624- 0065008; as Appointment of Successor Trustee recorded in Book 7473, Page 977 and Instrument No. 20120516-0042527; as amendment to Bylaws recorded in Instrument No. 20011127-0129399; 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.
* Covenants, Conditions and Restrictions as set forth in Memorandum Summarizing Contract Restricting Use and Sale of Real Property recorded in Instrument No. 20081112-0111867.

* Easement recorded in Instrument No. 20171127-0120861.
* All of the terms and provisions set forth and contained in that certain Lease between Chasetel Real Estate Holding Company, Inc., a Tennessee corporation, Lessor, and Wessex Towers Homeowners Association Inc., a Tennessee corporation, Lessee, a memorandum of which is recorded in Instrument No. 20000525-0052237.
* All of the terms and provisions set forth and contained in that certain Lease between Wessex Towers Condominium Association Inc., Lessor, and Verizon Wireless Tennessee Partnership d/b/a Verizon Wireless, Lessee, a memorandum of which is recorded in Instrument No. 20151006-0101536.
* Charter for Wessex Towers Condominium Association Inc. recorded in Book 5412, Page 451.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6666 Brookmont Terrace, Unit 1202, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the ~~20th~~ 12th Dec day of December, 2024.

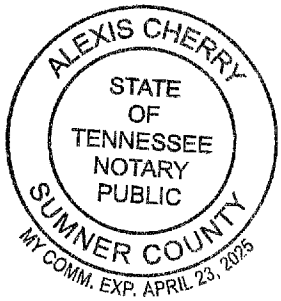
Jimmie F. Douglas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2024, before me personally appeared Jimmie F. Douglas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~20th~~ 12th Dec day of December, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Sandy Macallum, 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 12/12/2024 (date of document).

Affiant Signature

12/12/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 2-1-27

NOTARY'S SEAL

