THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241249523** Karen Johnson Davidson County Batch # 1223259 DEEDWARR 01/06/2025 10:01:15 AM 2 pgs Fees: $13.00 Taxes: $714.10 20250106-0000887	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $193,000.00. Affiant Subscribed and sworn to before me, this 2nd day of January, 2025. 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: Rafe Carlson, Alayna Thies, and Steven R. Carlson 21 Vaughns Gap Road #142 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129 15 0A 142.00

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, **Kevin Seats, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rafe Carlson an unmarried man, Alayna Thies an unmarried woman, and Steven R. Carlson a married man, tenants with rights of survivorship**, ("Grantees"), their 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. 142 of Belle Meade Highlands Condominium, as created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominium, of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111; Appointment of Successor Trustee recorded in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106, as being amended in Instrument No. 20220520-0058927 and Instrument No. 20220520-0058928, 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 the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said Unit.

Being the same property conveyed to Kevin Seats, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20220303-0024252, in the Register's Office of Davidson County, Tennessee, dated February 09, 2022 and recorded on March 03, 2022.

Said property has never been the marital residence of Grantor and is not subject to any martial rights therein.

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.

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, as being amended in Instrument No. 20080424-0042111, Instrument No. 20220520-0058927 and Instrument No. 20220520-0058928, Appointment of Successor Trustee recorded in Instrument No. 20150520-0046371 and Instrument No. 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.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4816, Page 427, as corrected in Book 4881, Page 710.

Easement for Temporary, recorded in Book 11000, Page 273.

Regulatory Agreement for Multi-Family Housing Projects as set forth in instrument recorded in Book 4550, Page 281, as amended in Book 4881, Page 619.

Charter for Belle Meade Highlands Condominium Association, Inc. recorded as Book 7102, Page 223, in the Register's Office of Davidson County.

Amendment to By-Laws for Belle Meade Highlands Condominium Association, Inc. recorded as Instrument No. 20071025-0126213.

This is improved property located at 21 Vaughns Gap Road #142 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 2nd day of January, 2025.

Kevin Seats

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin Seats, 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 2nd day of January, 2025.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____