Karen Johnson Davidson Count
Batch # 1223411 DEEDWAR
01/06/2025 02:51:18 PM 2 pg
Fees: $13.00 Taxes: $1,665.00
20250106-0001081

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241249514** SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 3rd day of January, 2025. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Simon Sedek 4 Bridleway Trl Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 143-06-0A-005.00 CO

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, **James McMahan Patterson, Jr., as Executor of The Estate of Nancy Boyd Johnson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Simon Sedek**, ("Grantee"), his 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 Lot(s) 5, as shown on the map entitled Harpeth Trace Estates, Phase One, of record in Plat Book 5200, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NANCY BOYD JOHNSON, by deed from TERRY R. ZALE AND WIFE, DALE G. ZALE, of record in Book 8895, page 956, dated November 21, 1992 , said Register's Office.

NANCY BOYD JOHNSON, died testate, on or about October 4, 2024. Her Last Will and Testament, being filed in the Circuit Court of Davidson County, Tennessee (Probate Division), at Nashville. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor, JAMES MCMAHAN PATTERSON, JR.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 143-06-0A-005.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 125, said Register's Office.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5380, page 357, amended in Instrument No. 20200109-0003184, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions for Harpeth Trace Services Association, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5120, Page 918 and amended Book 5178, page 138, Book 5182, Page 767, and in Book 5182, Page 769, said Register's Office. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5142, Pages 690 and 694, in the Register' s Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1st-BM-24-316

Agreement for Dedication of Easement for Access Roads, Reservoir and Pumping Station and Water Mains and Appurtenances of record in Book 5099, Page 783, in the Register' s Office for Davidson County, Tennessee.

This is improved property located at 316 Harpeth Ridge Drive Nashville TN 37221

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 3rd day of January, 2025.

The Estate of Nancy Boyd Johnson

By: James McMahan Patterson, Jr., Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James McMahan Patterson, Jr.,, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Nancy Boyd Johnson, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of January, 2025.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026