THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-4957
Parcel ID: 129-15-0A-067-00

Property Address:
21 Vaughns Gap Road, E67, Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1230041 DEEDWARR
01/24/2025 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20250124-0005682

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
William & Mary Abernathy
5940 South Mobile Ct.
Centennial, CO 800016

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **SUSAN ROTHSCHILD,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **WILLIAM JOSEPH ABERNATHY and MARY AMELIA ABERNATHY, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 67, on the Plan of Belle Meade Highlands Condominiums, as set forth in Exhibit A-2 to the Master Deed of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference. There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Belle Meade Highlands Condominiums, as said areas are set forth and defined in Master Deed and By-laws of record in Book 7091, Page 302 and Charter of record in Book 7102, Page 223, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to SUSAN ROTHSCHILD by Deed dated May 18, 2021 from BRIANNA C. OLSON, a single person, recorded May 20, 2021, in Instrument Number 20210520-0068922, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 21 Vaughns Gap Road, E67, Nashville, TN 37205.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. Charter for Homeowners Association as contained in Book 7102, page 223, Register's Office for Davidson County, Tennessee.

3. Bylaws for Homeowners Association as contained in Instrument Number 20070125-0126213. Register's Office for Davidson County, Tennessee.

4. Master Deed to Homeowners Association as contained in Book 7091, page 302, Instrument Number 20080424-0042111, Instrument Number 20220520-0058927 and Instrument Number 20220520-0058928, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 23 day of January, 2025.

SUSAN ROTHSCHILD by CARMEN MONTGOMERY, her Attorney-In-Fact, of record in ~~Book~~ Instrument ~~Page~~ 20250124-0005615, RODC, TN.

STATE OF ARKANSAS
COUNTY OF BENTON

ON THIS 23 day of January, 2025, before me personally appeared CARMEN MONTGOMERY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SUSAN ROTHSCHILD, and who acknowledged that she executed the same as the free act and deed of SUSAN ROTHSCHILD.

WITNESS my hand and official seal this 23 day of January, 2025.

UCHENNA VINCENT-HUDGINS
Notary Public - Arkansas
Benton County
Commission # 12716723
My Commission Expires Dec 4, 2031

Notary Public

My Commission Expires:
12-04-2031

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $220,000.00.

Affiant

SWORN TO and subscribed before me on this 24th day of January, 2025.

Notary Public

My Commission Expires:
11-21-2027

202501240005682

I, Sheri Engel, 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 this 23rd day of January, 2025

Sheri Engel

Dated 1/24/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 24th day of January, 2025

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

