WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tenne
File No.: LTB-2

Prep: Record an
Chapman and
10 Burton Hills
Nashville

Karen Johnson
Batch # 1230978
01/28/2025 10 52 44 AM
Fees $18 00 Taxes $1,417 10

20250128-0006394

Davidson County
DEEDWARR
3 pgs

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of January, 2025

NOTARY PUBLIC

My commission expires 03/20/2028

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace Peterson 615 Old Hickory Boulevard Unit 511 Nashville, TN 37209	Same address as new owner	114-15-1B-038-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY THREE THOUSAND AND 00/100 Dollars ($383,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CLAIRE NICHOLE WHITMORE-WILLIAMSON AND JACOB WILLIAMSON, WIFE AND HUSBAND, AND JULIE KROHTA, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GRACE PETERSON, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract 1
Land in Davidson County, Tennessee being Townhome Lot 38 Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, amended in instrument No. 20220314-0029617 and Instrument No 20221212-0128620, and instrument No. 20230426-0030536, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By- Laws of the Townhome Association.

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No 20210518-0067525, Register's Office for Davidson County, Tennessee, the property within which is subject to the above- referenced Declaration, and the referenced Plat.

Tract 2
TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007389, in the Registers Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Seaside Fla, LLC, a Florida limited liability company, from Sam's Real Estate Business Truste, a Delaware statutory trust, by Special Warranty Deed, dated 1/15/2021 and recorded 1/15/2021 in Instrument No. 20210115-0007394, said Register's Office.

Being part of the same property conveyed to Beazer Homes, LLC, a Delaware limited liability company by deed from Seaside Fla, LLC, a Florida limited liability company of record in Instrument No. 20230531-0040861, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Claire Nichole Whitmore-Williamson and Jacob Williamson, wife and husband, and Julie Krohta, a single woman, as Tenants in Common with Right of Survivorship, from Beazer Homes, LLC, a Delaware limited liability company, by Warranty Deed dated 1/26/2024 and recorded

1/29/2024 in Instrument No. 20240129-0006241, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 615 Old Hickory Boulevard, Unit 511, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 27th day of January, 2025

GRANTOR(S)

Jacob Williamson

Claire Nichole Whitmore-Williamson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jacob Williamson & Claire Nichole Whitmore-Williamson, 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.

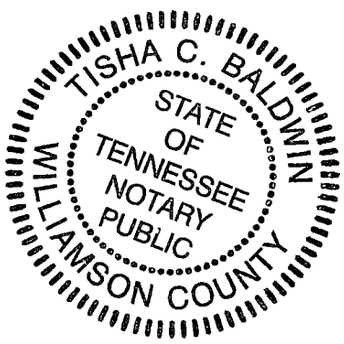
WITNESS my hand and seal, this the 27th day of January, 2025

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11-28-26



GRANTOR(S)

Julie Krohta by Jacob Williamson, her Attorney-in-Fact

Julie Krohta by Jacob Williamson, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27th day of January, 2025, before me personally appeared Jacob Williamson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Julie Krohta as per a Power of Attorney recorded in Instrument No. _____, acknowledged that such person executed the same as the free act and deed of Julie Krohta.

Witness my hand, at office, 27th day of January, 2025.

Notary Public

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26