Karen Johnson
Batch # 1235322
02/07/2025 01 27 55 PM
Fees $13 00 Taxes $1,128 50

Davidson County
DEEDWARR
2 pgs

20250207-0009566

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No : 63922
Dav Co File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Harding Academy Property Holdings, LLC, a Tennessee limited liability company<br>170 Windsor Dr<br>Nashville, TN 37205-3719 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 130010A00600CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$305,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alexander Buchanan, Jr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harding Academy Property Holdings, LLC, a Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. A-6 of Belle Meade Terrace, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, pages 325-329, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Alexander Buchanon, Jr., by Warranty Deed from Caroline T. Reed, single, dated May 11, 2021 and recorded on May 12, 2021, of record in Instrument No 20210512-0064261, Register's Office for Davidson County, Tennessee

Erin Keller Buchanan, spouse of Alexander Buchanan, Jr., joins in this conveyance solely to convey any and all marital interest in subject property.

Description Reference Described from information contained in recorded condominium documents

This conveyance is subject to Taxes for 2025, and subsequent years, The Plan of record in Book 5200, pages 325-329, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5730, page 27, restated in Book 6015, page 94, amended in Instrument No 20180425-0038960; and Instrument No. 20221007-0110545, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters Charter of Belle Meade Terrace Homeowner's Association, Inc , of record in Book 5730, page 23, said Register's Office. Easement for sanitary sewers granted to Harding Academy of record in Book 4651, page 912, said Register's Office. Easement to the State of Tennessee, for construction and maintenance of a drainage facility of record in Book 11032, page 431, said Register's Office

**This is improved property, known as 116 Harding Place, No. A-6, 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, Grantee's heirs or assigns, forever

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of January, 2025.

Alexander Buchanan Jr.
**Alexander Buchanan, Jr.**

Erin Keller Buchanan
**Erin Keller Buchanan**

**State of Tennessee**

**County of Davidson**

On this 31st day of January, 2025, before me the undersigned authority, personally appeared Alexander Buchanan, Jr. and Erin Keller Buchanan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H Taylor
Notary

My Commission Expires: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-22-25

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $305,000.00

Affiant

Sworn and subscribed before me this 31 day of January, 2025

Notary

My Commission Expires: HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027