WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-10-2027

File #25-TC-3818-311

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 1237648 DEEDWARR
02/14/2025 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20250214-0011224

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Craig Petersen and Amy Petersen	**NEW OWNER**	
(NAME)	(NAME)	**104 09 0K 311.00**
3818 West End Avenue, Unit 311		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RICHARD KURT HIPPEL, TRUSTEE OF THE TERESA GARRETT HIPPEL FAMILY TRUST DATED JULY 29, 2024,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CRAIG PETERSEN AND AMY PETERSEN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a certain condominium apartment, being Unit No. 311, THE MONTCLAIR, as described in the Master Deed Establishing Horizontal Property Regime of THE MONTCLAIR, of record in Book 7332, Page 380, Register's Office for Davidson County, Tennessee, as amended by Instrument of record in Book 7902, Page 113, Instrument No. 20021231-0162451, Instrument No. 20030113-0005471, Instrument No. 20231221-0098615 and Instrument No. 20231221-0098616, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

Being the same property conveyed to Richard L. Hippel and Teresa G. Hippel, husband and wife, by Warranty Deed from Faye Marie Frey, unmarried, of record in Instrument No. 20201021-0122369, in the Register's Office of Davidson County, Tennessee, dated October 14, 2020, and recorded on October 21, 2020. The said Richard L. Hippel died on March 12, 2024, leaving Teresa G. Hippel as surviving tenant by the entirety.

BEING the same property conveyed to Teresa Garrett Hippel, Trustee of the Teresa Garrett Hippel Revocable Trust dated July 29, 2024, by Quitclaim Deed from Teresa G. Hippel, of record in Instrument No. 20241212-0096474, in the Register's Office of Davidson County, Tennessee, dated July 29, 2024, and recorded on December 12, 2024; the said Teresa Garrett Hippel having since died on November 20, 2024, leaving Richard Kurt Hippel the sole remaining Trustee of the said Trust.

BEING the same property conveyed to Richard Kurt Hippel, Trustee of the Teresa Garrett Hippel Family Trust by Quitclaim Deed from Richard Kurt Hippel, Trustee of the Teresa Garrett Hippel Revocable Trust dated July 29, 2024, of record in Instrument No. __202502140011223_____, in the Register's Office of Davidson County, Tennessee, dated _____, and recorded on _____2-14-25_____.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE MONTCLAIR, as recorded in Plat Book 6900, Page(s) 954.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE MONTCLAIR Condominium of record in Book 7332, Page 380, as amended in Book 7902, Page 113; Instrument No. 20021231-0162451, Instrument No. 20030113-0005471, Instrument No. 20231221-0098615 and Instrument No. 20231221-0098616; 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.

* Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6846, Page 838.
* Easement recorded in Book 6846, Page 833 as corrected in Book 6881, Page 926 and Book 7902, Page 109; and Book 7902, Page 145.
* Charter for Montclair Condominiums Association, Inc. recorded as Book 7887, Page 462.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3818 West End Avenue, Unit 311, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 13th day of February, 2025.

The Teresa Garrett Hippel Family Trust dated July 29, 2024

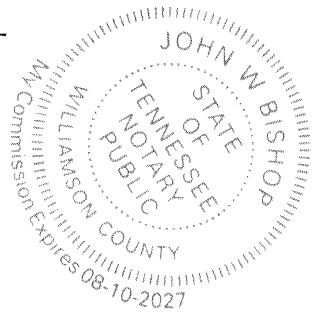
By:_____
Richard Kurt Hippel, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Richard Kurt Hippel with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of the Teresa Garrett Hippel Family Trust dated July 29, 2024 , and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand, at office, this 13th day of February, 2025.

_____
Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 the 13 day of February, 2025.

Affiant Signature

Date 2/13/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

