WARRANTY DEED

Karen Johnson
Batch # 1237726
02/14/2025 10 49 23 AM
Fees $13 00 Taxes $1,735 30

Davidson County
DEEDWARR
2 pgs

20250214-0011317

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00

Margaret M. Caldwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2025

Margaret H. Taylor
Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Margaret M. Caldwell	Republic Bank + Trust Comp. ~~NEW OWNER~~	116-13-0-C-095 00CO
(NAME)	(NAME)	
105 Leake Ave, #95	601 S. Market Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Louisville, KY 40202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Elizabeth S. Woodring, Successor Trustee of the William T. and Betty Ann Stumb Revocable Living Trust dated June 4, 1996**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Margaret M. Caldwell**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No 95 together with Parking Space No. 43, on the plan of REVISED BELLE MEADE TOWER CONDOMINIUM APARTMENTS, of record in Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description, together with the appurtenant interest in the common elements of BELLE MEADE TOWER, a Horizontal Property Regime established by Restated Master Deed and By-Laws of Belle Meade Tower of record in Instrument No. 20130214-0015134, as amended in Instrument No. 20170808-0081199, Instrument No. 20181029-0106810, and Instrument No 20191002-0100771, Register's Office for Davidson County, Tennessee

Being the same property conveyed to William T. Stumb and Betty Ann Stumb, Co-Trustees of the William T. and Betty Ann Stumb Revocable Living Trust dated 6/4/96, by Warranty Deed dated 12/20/2001 from Lewis Frazer, Jr. and Beverly Frazer Cole, Co-Trustees of the Beverly R. Frazer Living Trust dated January 20, 1998, of record in Instrument No. 20011231-0144771, Register's Office for Davidson County, Tennessee

Co-Trustees, William T. Stumb and Betty Ann Stumb, are now deceased leaving Elizabeth S. Woodring as Successor Trustee of the William T. and Betty Ann Stumb Revocable Living Trust dated 6/4/96

This conveyance is subject to the following: Matters shown on the plan of record in Instrument No. 20001020-0104050, Register's Office for Davidson County, Tennessee, Restated Master Deed and By-Laws of Belle Meade Tower of record in Instrument No. 20130214-0015134, as amended in Instrument No. 20170808-0081199, Instrument No 20181029-0106810, and Instrument No. 20191002-0100771, Register's Office for Davidson County, Tennessee, Charter of Belle Meade Tower Condo Association of record in Instrument No. 20120405-0029415, Register's Office for Davidson County, Tennessee, Easement to AT&T of record in Book 1207, Page 547, Register's Office for Davidson County, Tennessee, Easement Agreement of record in Book 3183, Page 201, Register's Office for Davidson County, Tennessee, Agreements for Dedication of Easements for Storm Sewers and/or Sanitary Sewers of record in Book 3839, Page 983, Book 4925, Page 594, and Book 4790, Page 319, Register's Office for Davidson County, Tennessee, Permanent Easement for Construction of Bridge and Channel Change of record in Book 4355, Page 696, Register's Office for Davidson County, Tennessee, Grant of Gas Service Line or Fuel Line Easement of record in Book 6701, Page 203, Register's Office for Davidson County, Tennessee, Right of Way and Easement to South Central Bell of record in Book 9351, Page 933, Register's Office for Davidson County, Tennessee, Memorandum of Lease by and between Belle Meade Tower as Lessor and BellSouth Mobility as Tenant of record in Book 10468, Page 321, as amended in Instrument No. 20200214-0017000, Register's Office for Davidson County, Tennessee.

Grants of Easements to Comcast of record in Instrument No 20140314-0021538 and Instrument No. 20180611-0055678, Register's Office for Davidson County, Tennessee.
This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 105 Leake Ave, #95, Nashville, TN 37205
(House No.) (Street) (P.O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Effective the 12 day of February, 2025

William T. and Betty Ann Stumb Revocable Living Trust dated June 4, 1996

BY: Elizabeth S. Woodring
Elizabeth S. Woodring, Successor Trustee

STATE OF FLORIDA

COUNTY OF WALTON

On this 12 day of February, 2025, before me personally appeared Elizabeth S. Woodring, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Sucessor Trustee of the **William T. and Betty Ann Stumb Revocable Living Trust dated June 4, 1996**, and is authorized by the trust document to execute this instrument on its behalf

Notary Public
My Commission Expires: 12-20-2026

JENNY BRENNAN
Notary Public
State of Florida
Comm# HH343147
Expires 12/20/2026

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064