Karen Johnson
Batch # 1244197
03/07/2025 09 48 51 AM
Fees $13 00 Taxes $1,457 80

Davidson County
DEEDWARR
2 pgs

20250307-0017225

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250149860

STATE OF TENNE
COUNTY OF DAVI

The actual consideration or value, whichever is greater, for this transfer is $394,000 00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2025.

Notary Public
My Commission Expires 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paula Deanne Swift 706 Harpeth Trace Drive Nashville TN 37221	New Owner	Tax Parcel ID No 143-02-0B-004 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elin M. Gordon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paula Deanne Swift, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Unit No. 4 , on the Plan of Revised Treetops at Harpeth Trace , of record in Book 6250, page 455 , Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Treetops at Harpeth Trace, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions for Treetops at Harpeth Trace of record in Book 6287, page 417 , amended in Instrument No 20180806-0077253 and in Instrument No. 20200715-0077403, said Register's Office .

Being the same property conveyed to ELIN M GORDON, by deed from SUZANNA SPRING, of record in Instrument No. 20080314-0026212, dated March 13, 2008, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 143-02-0B-004.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 455, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6287, page 417 amended in Instrument No. 20180806-0077253 and in Instrument No 20200715-0077403, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, page 192, and Book 5360, page 320, and Book 5364, page 882, said Register's Office.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5142, page 694, said Register's Office.

This is improved property located at 706 Harpeth Trace Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2025.

Elin M. Gordon

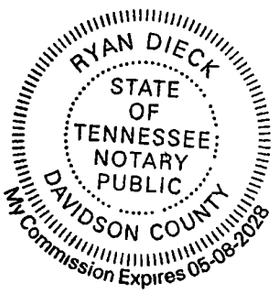
Elin M Gordon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elin M. Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2025

Notary Public



My Commission Expires: _____