Karen Johnson Davidson County
Batch# 1246025 DEEDWARR
03/14/2025 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250314-0018631

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

CRT File No. 250250037

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00.

Margaret Smith
Affiant

Subscribed and sworn to before me, this 11th day of March, 2025.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Margaret Smith 3000 Hillsboro Pike #89 Nashville TN 37215	New Owner	Tax Parcel ID No. 117 03 0A 089.00CO

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, **Lauren W. Evans n/k/a Lauren Evans Carr, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret Smith, unmarried woman**, ("Grantees"), its 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. 89, on the Horizontal Property Regime for VERSAILLES APARTMENTS, as recorded in the Master Deed of record in Book 5168, Page 944, as amended in Book 5589, Page 367, Book 5659, Page 641, Re-recorded in Book 5667, Page 375, further amended in Book 7770, Page 955 and in Book 8434, Page 719 and as shown on the plan of record in Book 5050, Page 80, as corrected by Surveyor's Certificate of Correction of record in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Lauren W. Evans, a single woman, by Warranty Deed from Overton Thompson, III and Margaret Allison Thompson, Co-Executors of the Estate of Mary Palmer D. Thompson, of record in Instrument No. 20190304-0019465, in the Register's Office of Davidson County, Tennessee, dated February 28, 2019 and recorded on March 04, 2019.

Christopher Carr joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above described property as spouse of Lauren Evans Carr.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VERSAILLES APARTMENTS, as recorded in Plat Book 5050, Page(s) 80 , as corrected by Surveyor's Certificate of Correction of record in Book 5171, Page 153.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VERSAILLES TOWNHOMES Condominium of record in Book 5168, Page 944, as amended in Book 5589, Page 367, Book 5659, Page 641, Re-recorded in Book 5667, Page 375, further amended in Book 7770, Page 955 and Book 8434, Page 719; 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.

Easement for Telecommunications, recorded in Instrument No. 20171127-0120858.

Charter for Versailles Townhomes Homeowner's Association, recorded as Book 5179, Page 858.

This is improved property located at 3000 Hillsboro Pike #89 Nashville TN 37215

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 11th day of March, 2025.

Lauren W. Evans n/k/a Lauren Evans Carr

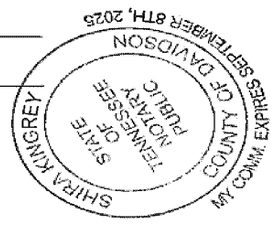
Christopher Carr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren W. Evans n/k/a Lauren Evans Carr and Christopher Carr, 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, at office, this 11th day of March, 2025.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3-11-2025.

Date

Affiant Signature

3-11-2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of March, 2025.

Notary's Signature

My Commission Expires: January 31st, 2026

Date

Notary's Seal

