THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149754** Karen Johnson Davidson County Batch # 1248017 DEEDWARR 03/19/2025 11 40 54 AM 2 pgs Fees $13 00 Taxes $1,443 00 20250319-0019687	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. ~~$390,000~~ 00 Affiant Subscribed and sworn to before me, this 14th day of March, 2025 Notary Public My Commission Expires·

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Holley Towle 136 Harpeth Trace Smt. Nashville TN 37221	New Owner	Tax Parcel ID No. 143 03 0D 136.00

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, **Christina E. Cox Smittle, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Holley Towle**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described as follows·

A certain condominium unit described as Unit 136 in a Horizontal Property Regime located on the REVISED PLAN OF HARPETH TRACE HIGHRISE CONDOMINIUM APARTMENTS, of record in Plat Book 5050, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Harpeth Trace Condominiums, a horizontal property regime established by Master Deed of record in Book 5116, Page 751, as being amended in Instrument No. 20201022-0122867, Instrument No. 20240712-0052466, as corrected in Instrument No. 20240911-0070201, said Register's Office.

Being the same property conveyed to Christina E. Cox Smittle, by Warranty Deed from Mary Ann McAlpine, of record in Book GI 10722, Page 216, in the Register's Office of Davidson County, Tennessee, dated December 15, 1997 and recorded on December 16, 1997

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the REVISED PLAN OF HARPETH TRACE HIGHRISE CONDOMINIUM APARTMENTS, as recorded in Plat Book 5050, Page(s) 47 and Plat Book 5050, Page 45.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Harpeth Trace Condominium of record in Book 5116, Page 751, as being amended in Instrument No. 20201022-0122867, Instrument No. 20240712-0052466, as corrected in Instrument No. 20240911-0070201; 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 Declaration of Covenants and Restrictions recorded in Book 5120, Page 918; as corrected in Book 5182, Page 767, as amended in Book 5182, Page 769.

Easement recorded in Book 3930, Page 192 and Book 4734, Page 901.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4889, Page 192.

Easement for Access Roads, Reservoir and Pumping Station Site and Water Mains and Appurtenances, recorded in Book 5099, Page 783.

Easement for Water Mains and Appurtenances, recorded in Book 5142, Page 690 and Book 5142, Page 694.

Charter for Harpeth Trace Services Association, recorded as Book 5120, Page 199, as amended in Book 6556, Page 693, in the Register's Office of Davidson County.

Charter for Harpeth Trace Condominiums, recorded as Book 8052, Page 512, in the Register's Office of Davidson County

This is improved property located at 136 Harpeth Trace Smt. 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 14th day of March, 2025

Christina E. Cox Smittle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christina E. Cox Smittle, 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 14th day of March, 2025.

Notary Public
My Commission Expires:

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 05-09-2026