RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LCB-28871-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1250085 DEEDWARR
03/24/2025 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,152.55
20250324-0022019

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~XXXXXX~~ $311,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2025.

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
the Patrick Family Revocable Living Trust 209 Gilchrist S. Circle Nolensville, TN 37135	Same address as new owner	117-03-0D-210-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED ~~XXXXXX~~ ELEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars ($~~3x2,500.00~~ $311,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARK S. TEMPELMEYER AND WIFE, HELENE SUE ARMITAGE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THE PATRICK FAMILY REVOCABLE LIVING TRUST U/A DATED 02/09/2022**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 210 on the Plan of Hillsboro Station Condominiums, of record in Book 6250, pages 751-753, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed and By-Laws of record in Book 6740, page 37, amended in Book 8140, page 689, said Register's Office..

Being the same property conveyed to Mark S. Tempelmeyer and wife, Helene Sue Armitage, from Mark S. Tempelmeyer by Quitclaim Deed dated May 5, 2022 and recorded May 23, 2022 in Instrument #20220523-0059657, said Register's Office.

Being the same property conveyed to Mark S. Tempelmeyer from Nancy S. Hippensteel, Trustee, Tempelmeyer Family Revocable Living Trust dated September 6, 2006, by Quitclaim Deed dated April 26, 2022 and recorded May 2, 2022 in Instrument #20220502-0050703, said Register's Office.

Being the same property conveyed to Kenneth E. Tempelmeyer and Doris M.

Tempelmeyer, Co-Trustees, Tempelmeyer Family Revocable Living Trust dated September 6, 2006, from Kenneth E. Tempelmeyer and wife, Doris M. Tempelmeyer, by Quitclaim Deed dated October 6, 2006 and recorded October 26, 2006 in Instrument #20061026-0133008, said Register's Office. The said Doris M Tempelmeyer having died January 11, 2011. The said Kenneth E. Tempelmeyer having died January 18, 2022.

Being the same property conveyed to Kenneth E. Tempelmeyer and wife, Doris M. Tempelmeyer, from Jonathan D. Owens by Warranty Deed dated March 21, 2005 and recorded April 1, 2005 in Instrument #20050401-0035335, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 210 Hillsboro Place, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HAND, this 21 day of March, 2025

GRANTOR(S)

Mark S. Tempelmeyer

Helene Sue Armitage

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF: Charlotte

Personally appeared before me, a Notary Public, Mark S. Tempelmeyer and Helene Sue Armitage, 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 and seal, this the 21 day of March, 2025.

DINESHWAR LALL
Notary Public - State of Florida
Commission # HH 503972
My Comm. Expires Jun 28, 2028
Bonded through National Notary Assn.

Notary Public

Dineshwar Lall
Printed Notary Name

My commission expires: 6/28/2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 21, 25 (date of document).

Jennifer L. Pennell

March 24, 25

Date

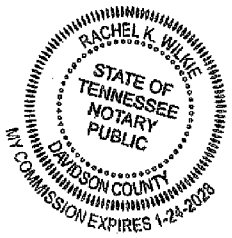
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 24, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal