Karen Johnson Davidson County
Batch# 1253723 DEEDWARR
03/28/2025 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20250328-0023466

WARRANTY DEED

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$655,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2025.

Notary Public

My commission expires: 4/3/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John L. Meinhardt **Robin A. Meinhardt**	New owners	**104-10-0C-029-00CO**
378 Elmington Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nancy Worley and Jim Worley, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John L. Meinhardt and Robin A. Meinhardt, as Trustees of The Meinhardt Revocable Living Trust dated 06/07/2023

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit A-29 of Elmington Condominium a horizontal property regime pursuant to the Tennessee Horizontal Property act, as shown on the Plan of record in Book 4660, Page 60, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Nancy Worley and Jim Worley, wife and husband by Warranty Deed dated February 25, 2021 from Norman S. Armitage and Elyse Armitage, husband and wife, of record in Instrument No. 20210303-0027331, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 4660, Page 60, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime for the Elmington Condominiums, of record in Book 4486, Page 547, corrected in Book 4673, Page 102, and amended in Book 4963, Page 265, said Register's Office.**

3. **By-Laws of Elmington Condominium Homeowners' Association, Inc. of record in Book 4486, Page 553, amended in Book 4963, Page 263, Book 5362, Page 258, Book 5516, Page 302, and Instrument No. 20181119-0113508, Register's Office for Davidson County, Tennessee.**

4. **Charter of Elmington Condominium Association, of record in Book 4790, Page 686, said Register's Office.**

5. **Agreement of record in Book 4699, Page 433 and Book 4728, Page 411, said Register's Office.**

This is improved property known as: **378 Elmington Avenue, Nashville, TN 37205**

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 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 heirs 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.

Witness my/our hand(s) this **27th** day of **March, 2025.**

Nancy Worley

Jim Worley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Nancy Worley and Jim Worley,** the within named sellers, 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 official seal at Nashville, Tennessee, this **27th** day of **March, 2025.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/19/28

Certificate of Authenticity

I, J. Trent Lehman, 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 3/27/25

Date

Affiant Signature

3/27/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of March, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

