Karen Johnson Davidson County
Batch# 1257221 DEEDWARR
04/07/2025 03:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20250407-0026321

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38558-05-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Lisa J. Apel Affiant Subscribed and sworn to before me this 4th day of April, 2025. Notary Public My Commission Expires: 9-11-26

JANE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lisa J. Apel 230 Hillsboro Place Nashville, TN 37215	Old National Bank 1201 Demonbreun St. Nashville TN 37203	Map and Parcel No.: 117 03 0D 230.00

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, Philip D. Carr, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Lisa J. Apel, a married woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 230 Hillsboro Place, Nashville, Davidson County, Tennessee 37215.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor represents and warrants that the subject property has never been Grantor's marital residence.

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 the 4th day of April, 2025.

GRANTOR:

Philip D. Carr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 4th day of April, 2025.

Notary Public
My Commission Expires:

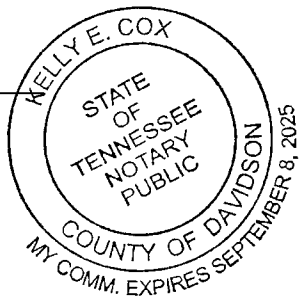


EXHIBIT "A"

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 230 on the plan of HILLSBORO STATION CONDOMINIUMS, of record in Plat Book 6250, Page(s) 751, 752 & 753, in the Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of HILLSBORO STATION, a horizontal property regime established by Master Deed of record in Book 6740, Page 37 and Rules and Regulations - Vehicles and Parking recorded in Book 8140, Page 689.

Being the same property conveyed to Philip D. Carr, unmarried, by Warranty Deed from Brenda E. Daugherty, unmarried, of record in Book 10034, Page 324, in the Register's Office of Davidson County, Tennessee, dated April 29, 1996 and recorded on May 01, 1996.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillsboro Station Condominiums, as recorded in Plat Book 6250, Page(s) 751, 752 & 753.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Hillsboro Station Condominiums Condominium of record in Book 6740, Page 37 and Rules and Regulations - Vehicles and Parking recorded in Book 8140, Page 689; 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.
6. Storm Water Detention Agreement as set forth in instrument recorded in Book 6629, Page 452.
7. Charter for Hillsboro Station Homeowners' Association recorded as Book 6747, Page 6.

Tennessee Certification of Electronic Document

I, Emma Howard, 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 4/4/2025 (date of document).

Affiant Signature

4/4/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4 day of April, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL