This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-5738-TM

Karen Johnson Davidson County
Batch# 1257929 DEEDWARR
04/11/2025 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20250411-0027242

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 9th day of April, 2025.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Caroline Russell 21 Vaughns Gao Road, #132 Nashville, TN 37205	New Owner	129 15 0A 132.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Sherry Raber, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Caroline Russell, unmarried** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 132 of BELLE MEADE HIGHLANDS CONDOMINIUM created under Title 66, Chapter 27, Section 101 et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed establishing BELLE MEADE HIGHLANDS CONDOMINIUM of record in Book 7091, Page 302, as amended to By-Laws in Instrument No. 20071025-0126213, as amended in Instrument No. 20080424-0042111; Appointment of Successor Trustee recorded in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106, as being amended in Instrument No. 20220520-0058927 and Instrument No. 20220520-0058928, Register's Office, Davidson County, Tennessee, together with the undivided Percentage Interest In the Common Elements appurtenant to said Unit as set forth In Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of BELLE MEADE HIGHLANDS set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Sherry Raber, a single woman by Warranty Deed from John Richard Holland, married of record in Instrument No. 20190613-0056708, in the Register's Office of Davidson County, Tennessee, dated June 10, 2019 and recorded on June 13, 2019.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **21 Vaughns Gap Road, #132, Nashville, TN 37205**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 9th day of April, 2025.

GRANTOR:

Sherry Raber

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sherry Raber, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of April, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 7/9/26

202504110027242

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **April 9, 2025**.

Affiant Signature

04/09/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 9, 2025**.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY