WARRANTY DEED

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
Exp. 2/27/2029

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00.

Affiant

Subscribed and sworn to me on April 28, 2025.

NOTARY PUBLIC

My Commission Expires: 2/27/2029

KORTALEKELLEY LAW FIRM

A Professional Limited Liability Company

Karen Johnson Davidson County
Batch# 1265505 DEEDWARR
04/29/2025 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20250429-0032712

THIS INSTRUMENT WAS PREPARED BY:
(William H. Ball, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37233

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
William May Stern 4215 Harding Pike Unit 912 Nashville, TN 37205	NEW OWNER	103-16-0B-107.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, LORI ANN VANDERBOEGH, AN UNMARRIED WOMAN, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto WILLIAM MAY STERN, A SINGLE MAN, Phereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 912 of Windsor Towers Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan of record in Book 5200, page 71, and in the Master Deed of record in Book 5313, page 338, Book 8666, page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, Register's Office for Davidson County, Tennessee, 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 Lori Ann Vanderboegh, a married woman, as her sole and separate property, by Warranty Deed from Thomas W. Oliphant, Jr. and Mary Beth Lee, husband and wife, of record as Instrument No. 20240528-0039289 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

4215 Harding Pike, Unit 912, Nashville, TN 37205

(House Number) (Street) (City or Town) (State) (Zip)

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, his heirs and assigns forever, and GRANTOR does covenant with the said GRANTEE that she are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 28 day of April, 2025..

Lori Ann VanderBoegh

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Lori Ann VanderBoegh to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal, this 28th day of April, 2025.

NOTARY PUBLIC

My Commission Expires: May 3 2027



Certificate of Authenticity

I, **Barbara McGinty**, 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 April 28, 2025 (date of document).

Affiant Signature

Date April 28, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
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