WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1268337 DEEDWARR
05/02/2025 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,452.25
20250502-0034256

File #25-PA-4120-0410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,500.00.

Elinor Scott Burton Klein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: May 9, 2028

SHIRLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 9, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elinor Scott Burton Klein	**Mutual of Omaha Mortgage, Inc.**	
(NAME)	(NAME)	
4120 Ridgefield Drive Unit 410	**PO Box 961292**	**116-03-0M-410-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Fort Worth, TX 76161**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BARBARA NYLANDER, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ELINOR SCOTT BURTON KLEIN, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 410, PLAN OF BELLE MEADE COURT CONDOMINIUM, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to BARBARA HARTKOP WINGO, Trustee of THE BELLE MEADE COURT Unit 410 TRUST dated December 6, 2012, by Deed of Correction from BARBARA JOYCE HARTKOP, THE SURVIVING TRUSTEE OF THE HARTKOP FAMILY REVOCABLE LIVING TRUST dated February 4, 1982, of record as Instrument No. 20130225-0018772, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to BARBARA NYLANDER, by Quitclaim Deed from BARBARA NYLANDER, TRUSTEE OF THE BELLE MEADE COURT UNIT 410 TRUST dated December 6, 2012, of record in Instrument No. 20230221-0012080, in the Register's Office for Davidson County, Tennessee, dated January 27, 2023, and recorded on February 21, 2023. Note: BARBARA NYLANDER and BARBARA HARTKOP WINGO are one in the same person.

The said Barbara Nylander does hereby affirm that said property has never been her primary marital residence.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Unified Plat of Subdivision & Consolidation of Belle Meade Theater, as recorded in Instrument No. 20081112-0111752.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Belle Meade Court Condominium of record in Instrument No. 20081223-0122172, as amended Bylaws by instrument of record in Instrument No. 20101207-0097450; 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.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070208-0016683.

*Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20070306-0027614.

*Declaration of Right of Way Easement Agreement with Covenants and Restrictions as set forth in instrument recorded in Instrument No. 20070404-0040334.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4120 Ridgefield Drive, Unit 410, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd day of May, 2025.

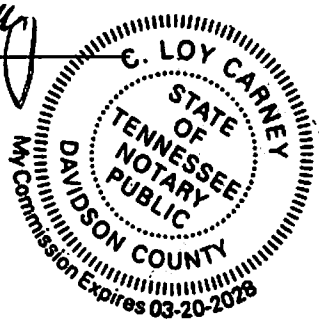
Barbara Nylander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 2025, before me personally appeared Barbara Nylander, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of May, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, Wesley D. Turner, 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 May 1, 2025.

Affiant Signature

Date: May 2, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of May, 2025.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

