WARRANTY DEED

JM-V-25-3000-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,500 00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2025.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1278666
05/29/2025 10.41 27 AM
Fees $13 00 Taxes $1,326 45

Davidson County
DEEDWARR
2 pgs

20250529-0042100

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Grace Corinne Terhune and Matthew G. Terhune	**Same As New Owner**	
(NAME)	(NAME)	**117-03-0A-082.00-CO**
3000 Hillsboro Pk #82		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **VIRGINIA A. CHAMBERS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRACE CORINNE TERHUNE, AN UNMARRIED WOMAN, AND MATTHEW G. TERHUNE, A MARRIED MAN, as tenants in common with right of survivorship,** 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:

Land in Davidson County, Tennessee. being unit No. 82 on the Plan of Versailles Apartments. of record in Plat Book 5050, page 80, as corrected in Book 5171, page 153, Register's Office for said County. to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Apartments, a horizontal property regime established by Master Deed and By-Laws of Record in Book 5168, page 944, amended in Book 7770, Page 955, Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, and Book 8434, Page 719, said Register's Office.

Being the same property conveyed to Virginia A. Chambers, unmarried by Warranty Deed from M. Alison Maynard Worden, married of record in Book 11080, page 121, Register's Office for Davidson County, Tennessee, dated August 21, 1998 and recorded on August 25, 1998.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 5050, Page 80, corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5168, Page 944, as amended in Book 7770, page 955 and Book 8434, page 719, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5168, Page 961, as amended in Book 5589, Page 367, Book 5659, page 641 and Book 5667, page 375, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5179, Page 858, in the Register's Office for Davidson County, Tennessee.
- Easement for Access of record in Book 4240, Page 209 and Book 5221, page 681, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 4158, Page 34, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 3531, Page 592, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20171127-0120858, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Hillsboro Pk #82, Nashville, Tennessee 37215**.

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 27th DAY OF MAY, 2025.

Virginia A Chambers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA A CHAMBERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 27th of May, 2025

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212