PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Karen Johnson
Batch # 1280152
06/02/2025 09:48:37 AM
Fees $13.00 Taxes $1,933.25
Davidson County
DEEDWARR
2 pgs
20250602-0042985

Ivey Title, LLC Ref (LM) Title No.. 64058
Dav Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elizabeth W. Prince 105 Leake Ave #72 Nashville, TN 37205	Elizabeth W. Prince 105 Leake Ave #72 Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 116130C07200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$522,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John C. Buntin, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth W. Prince, single woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No 72 together with parking space No. 39 of Revised Belle Meade Tower, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Instrument No. 20001020-0104050, Register's Office for said County, 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 John C Buntin, unmarried, by Warranty Deed from Eleanor Templeton, unmarried, dated July 31, 2023, and recorded August 1, 2023, of record in Instrument No. 20230801-0059197 Register's Office for Davidson County, Tennessee

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No 20001020-0104050, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description, The provisions of the condominium Master Deed of record in Instrument No. 20130214-0015134, amended in Instrument No. 20170808-0081199, Instrument No. 20181029-0106810, and Instrument No. 20191002-0100771, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters, Charter of Belle Meade Tower Condominium Association of record in Inst. No 20120405-0029415, said Register's Office; Easement to Comcast of Nashville of record in Inst. No. 20140314-0021538, and Inst. No 20180611-0055678, said Register's Office, Right of Way and Easement to Bell South Telecommunications of record in Book 9351, page 933, said Register's Office; and Lease to Bellsouth Mobility, Inc. of record in Book 10468, page 321, amended in Inst. No 20200214-0017000, said Register's Office.

This is improved property, known as 105 Leake Avenue, # 72, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 30th day of May, 2025.

John C. Buntin

State of Tennessee

County of Davidson

On this 30th day of May, 2025 before me the undersigned authority, personally appeared John C. Buntin, 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 the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $522,500 00.

Affiant

Sworn and subscribed before me this 30th day of May, 2025.

Notary

My Commission Expires 5-9-26

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON