This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-6173-TM

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 3-ELAM-256680-A15

Karen Johnson
Batch # 1280627
06/02/2025 03 34 41 PM
Fees $13 00 Taxes $567 95

Davidson County
DEEDWARR
2 pgs

20250602-0043255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $153,500.00.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2025.

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kathryn G. Pryor 6680 Charlotte Pike, A15 Nashville, TN 37209	New Owner	102 07 0A 062.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Michelle Marie Carter, unmarried** (individually and/or collectively, "Grantor"), transfer and convey unto **Kathryn G. Pryor, unmarried** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment located in Davidson County, Tennessee, being Unit A-15, THE AVENUE NASHVILLE WEST (formerly West Meade Condominium), created under Title 66, Chapter 27, Section 101, et seq. as amended, TCA, and as established by the Master Deed of The Avenue Nashville West, Inc., (formerly West Meade Condominium), of record in Book 5923, Page 704, as amended in Book 6277, Page 653, Book 7333, Page 415, Book 7333, Page 418, Instrument No. 20120307-0020068, and Instrument No. 20120724-0065040, as corrected in Instrument No. 20120817-0074026, 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 Exhibit A-I of said Master Deed. Reference is hereby made to the Plan of West Meade Condominium of record in Plat Book 5200, Page 430, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Michelle Marie Carter, unmarried, by Warranty Deed from Thomas Verriere, unmarried, of record in Instrument No. 20171213-0126904, in the Register's Office of Davidson County, Tennessee, dated December 8, 2017 and recorded on December 13, 2017.

This is improved property located at: **6680 Charlotte Pike, A15, Nashville, TN 37209**

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 30th day of May, 2025.

GRANTOR:

Michelle Marie Carter

Michelle Marie Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michelle Marie Carter, 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 30th day of May, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26