Karen Johnson Davidson County
Batch# 1298291 DEEDWARR
07/16/2025 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20250716-0056301

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00 Affiant Subscribed and sworn to before me, this 15th day of July, 2025. Notary Public My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: Frances Mcwhirter Andrews 666 Timber Lane Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 117-02-0C-034-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LESLIE G. KARL, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FRANCES MCWHIRTER ANDREWS, a single woman** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the same property conveyed to Leslie G. Karl, a single woman by Deed dated January 10, 2024 from Nancy M. Godleski, a single woman, recorded January 12, 2024, in Instrument Number 202401120002914, in the Official Records of Davidson County, Tennessee.

A certain condominium apartment in Davidson County, Tennessee, described as Unit No.34 together with the carport designated 34A of Regency Park, a Condominium (Formerly Woodlawn Manor, Inc), a Horizontal Property Regime, located in Nashville, Tennessee, as shown on the Plan of Regency Park, Condominium apartments, recorded in Book3700, Pages 111 and 112, said Register's Office, and described in a Master Deed recorded in Book 3815, Page 778, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Regency Park, a Condominium(Formerly Woodlawn Manor, Inc), Apartments contained in the Master Deed recorded in Book 3815, Page 778, and By-Laws appended to the Declaration of Covenants, Conditions and Restrictions in Book 3815, at Page 788 as amended in Book 4364, Page381; Book 4767, Page 431; Book 5673, Page 429; Book 6047, Page 201; Book 7662,Page 942; Book 7728, Page 343; Book 9746, Page 83; Book 11288, Page 513; Instrument No. 20031029-0159210; Instrument No. 20050231-0060994 and Instrument No.20221110-0120652; Rules and Regulations recorded in Instrument No. 20110525-0040197 and amendment recorded in Instrument No. 20171030-0110958, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made apart hereof the same as though copied herein.

This is improved property commonly known as: **666 Timber Lane, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of July, 2025.

LESLIE G. KARL

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LESLIE G. KARL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of July, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 7/16/2025 (date of document).

Affiant Signature

7/16/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

