Karen Johnson Davidson County
Batch# 1304267 DEEDWARR
08/01/2025 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250801-0060894

38755

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651428**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2025. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner: Mary Wallace Darden 5025 Hillsboro Pike, Unit 12H Nashville TN 37215	Send Tax Bills To: Primus Mortgage 5535 Currituck Dr, Ste 120 Wilmington, NC 28403	Tax Information: Tax Parcel ID No. 131-01-0D-084.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Annette Whitehurst Dalrymple and Daniel W. Dalrymple, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mary Wallace Darden , unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 84, on the Plan of Georgetown Apartments Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association , a horizontal property regime established by Master Deed of record in Book 5211, page 325 amended in Book 5616, page 133 and Book 6079, page 516, Register's Office .

Being the same property conveyed to ANNETTE WHITEHURST AND DANIEL DALRYMPLE, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from PATRICIA JOAN NETHERLY, of record in Instrument No. 20160401-0031084, dated March 31, 2016, said Register's Office.

Annette Whitehurst having since married and is now known as Annette Whitehurst Dalrymple.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 131-01-0D-084.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 4, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , ByLaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in a Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, Appointment of Successor Trustee of record in Book 10225, page 413 and in Instrument No. 20120823-0076049, said Register's Office.

Resolution of the Board of Directors for the 5025 Hillsboro Homeowner's Association of record in Instrument No. 20120731-0067332, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, page 575, said Register's Office.

Utility Easement of record in Book 7873, page 859, said Register's Office.

Grant of Easement of record in Instrument No. 20150505-0040558, said Register's Office.

Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20110620-0047283, said Register's Office.

This is improved property located at 5025 Hillsboro Pike, Unit 12H Nashville TN 37215

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 31st day of July, 2025.

Annette Whitehurst Dalrymple

Annette Whitehurst Dalrymple

Daniel W. Dalrymple

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Annette Whitehurst Dalrymple and Daniel W. Dalrymple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2025.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2026

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, George Mudter, 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 July 31, 2025 (date of document).

Affiant Signature

July 31, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027