Karen Johnson Davidson County
Batch # 1306075 DEEDWARR
08/05/2025 10 35 06 AM 2 pgs
Fees $13 00 Taxes $4,440 00
20250805-0062026

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*

Ivey Title, LLC Ref: (DL) Title No . 64149
Dav. Co File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Glade West, LLC 615 Bellle Meade Blvd, #106 Nashville, TN 37205	Glade West, LLC 4 St James Place Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 130020A01000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fabra Hart Belk, Trustee of the Hart Family Trust, dated November 19, 2024,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Glade West, LLC** a Texas limited liability Company, 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. D-2 of Glencourt Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 162, 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 Richard Banner Hart and Jean Shinn Hart, husband and wife, by Executor's deed from Fred Harvey III and Amy Bondurant Harvey, Co-Executors of the estate of Fred Harvey Jr., deceased, dated June 17, 2011, and recorded on June 21, 2011, of record in Instrument No. 20110621-0047428, Register's Office for Davidson County, Tennessee By Quitclaim Deed, dated November 19, 2024, recorded November 20, 2024, of record in Instrument No. 20241120-0090396, said Register's Office, subject property was conveyed to Hart Family Trust, dated November 19, 2024.

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 Book 6250, page 162, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description The provisions of the condominium Master Deed of record in Book 6396, page 825, rerecorded in Book 6402, page 279, Instrument No. 20041013-0123308, Instrument No, 20100105-0000913, Instrument No. 20171227-0131285, 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 Glencourt Condominiums of record in Book 6420, page 75, said Register's Office.

This is improved property, known as 615 Belle Meade Boulevard, # 106, 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 24th day of July, 2025.

Hart Family Trust, dated November 19, 2024
By: Fabra Hart Belk, Trustee
Fabra Hart Belk, Trustee

State of Tennessee

County of Davidson

On this 24th day of July, 2025, before me the undersigned authority, personally appeared Hart Family Trust, dated November 19, 2024, 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

DEBRA A. LEIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

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: $1,200,000 00

Affiant

Sworn and subscribed before me this 24th day of July, 2025.

Notary

My Commission Expires _____

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027