Karen Johnson Davidson County
Batch# 1306697 DEEDWARR
08/07/2025 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,452.25
20250807-0062820

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751529**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $392,500.00. Affiant Subscribed and sworn to before me, this 4th day of August, 2025. Notary Public My Commission Expires:

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

WARRANTY DEED

Address New Owner: Georgina Awipi 3818 West End Avenue #111 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 09 0K 111.00

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, **Elizabeth McWilliams Harris, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Georgina Awipi, an unmarried woman**, ("Grantees"), their 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. 111, THE MONTCLAIR, as described in the Master Deed establishing Horizontal Property Regime of THE MONTCLAIR, of record in Book 7332, Page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, Page 113, Instrument Nos. 20021231-0162451; 20030113-0005471; 20231221-0098615 and 20231221-0098616; said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

Being the same property conveyed to Elizabeth Scott McWilliams, an unmarried woman, by Warranty Deed from Kathryne Y. Burks, unmarried, of record in Instrument No. 20080402-0033339, in the Register's Office of Davidson County, Tennessee, dated March 31, 2008, and recorded on April 02, 2008.

Elizabeth Scott McWilliams being one in the same as Elizabeth McWilliams Harris. Said property has never been the marital residence of Grantor.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE PLAN OF SUBDIVISION OF THE MONTCLAIR, as recorded in Plat Book 6900, Page 954.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE MONTCLAIR Condominium of record in Book 7332, Page 380, as amended in Book 7902, Page 113, Instrument Nos. 20021231-0162451; 20030113-0005471; 20231221-0098615 and 20231221-0098616; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 6846, Page 838.

Easement recorded in Book 6846, Page 833; as corrected in Book 6881, Page 926 and Book 7902, Page 109; and Book 7902, Page 145.

Charter for Montclair Condominiums Association Inc recorded as Book 7887, Page 462.

This is improved property located at 3818 West End Avenue #111 Nashville TN 37205

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 4th day of August, 2025.

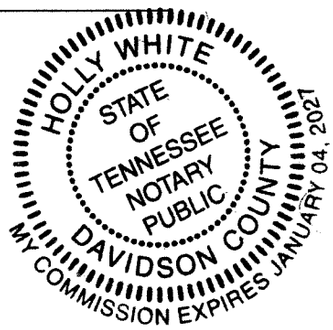
Elizabeth McWilliams Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth McWilliams Harris, 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 4th day of August, 2025.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Linzie Hahn, 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 8/4/25.

Date

L Hahn

Affiant Signature

8/4/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 4th day of August, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028