WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

File #25-TC-4400-221

(SEAL) CARLE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 2025.

Notary Public
MY COMMISSION E

Karen Johnson
Batch # 1309496
08/13/2025 09:31:43 AM
Fees: $13.00 Taxes: $2,849.00

Davidson County
DEEDWARR
2 pgs

20250813-0064368

THIS INSTRUMENT WAS PREPARED BY AND RETURN T

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nancy C. Stephens	New owner	
(NAME)	(NAME)	**131 03 0C 221.00**
4400 Belmont Park Terrace, Unit 221		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CARA GRAHAM HOGAN, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NANCY C. STEPHENS, A SINGLE WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 221 on the Plan of SECTION NINE, ARDEN PLACE of record in Plat Book 5210, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ellen L. Colter, by Warranty Deed from Cornerstone Investments, Inc., of record in Instrument No. 20090817-0077025, in the Register's Office of Davidson County, Tennessee, dated August 06, 2009 and recorded on August 17, 2009. Said Ellen L. Carter died on February 22, 2019, testate, appointing James G. Lackey III as Executor. See Probate Case No. 19P382, Davidson County, Seventh Circuit Court, Probate Division.

Being the same property conveyed to Cara Graham Hogan, by Executor's Deed from James G. Lackey III, Executor of the Estate of Ellen Reid Lackey Colter, of record in Instrument No. 20190821-0083932, in the Register's Office of Davidson County, Tennessee, dated August 08, 2019 and recorded on August 21, 2019.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION NINE, ARDEN PLACE, as recorded in Plat Book 5210, Page(s) 73.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEO W. BLAIR'S REVISED SUBDIVISION OF MONT PARK PLACE, as recorded in Plat Book 421, Page(s) 118 and 119.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 4754, Page 455 as supplemented in Book 5351, Page 592 and as amended in Instrument No(s). 20070816-0098235, 20140801-0069316, 20171017-0106296 and 20211229-0171164.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4628, Page 473.
* Charter for Arden Place Home Owners Association, Inc. recorded as Book 4749, Page 634.
* Declaration of Boundary Line recorded in Book 8813, Page 398.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4400 Belmont Park Terrace, Unit 221, Nashville, TN 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 12th day of August, 2025.

Cara Graham Hogan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2025, before me personally appeared Cara Graham Hogan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of August, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028