Karen Johnson Davidson County
Batch# 1313509 DEEDWARR
08/21/2025 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $786.25
20250821-0067169

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $212,500.00. Affiant Subscribed and sworn to before me, this the 21st day of August, 2025. Notary Public My commission expires: (AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: Mary M. Moran	Send Tax Bills To: New Owner	Map-Parcel Numbers 103-16-0B-006-00
4215 Harding Pike, #106		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary Ford, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary M. Moran, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain condomium located in Davidson County, Tennessee, being Unit No. 106 on the Plan of Windsor Tower Condominium Apartments, of record in Plat Book 5200 Page 71, Register's Office for Davidson County, Tennessee, for a more complete description thereof and being a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, and as established by a Master Deed for 4215 Harding Road Homeowners Association of record in Book 5313 Page 338 amended in Book 8666 Page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto in Book 5313 Page 358, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to John C. Ford and wife, Mary Ford, as tenants by the entirety by Warranty Deed dated August 24, 2012, from Mildred S. Smotherman (Unmarried), of record in Instrument No. 20120829-0077948, said Register's Office.

The said John C. Ford having since died intestate on 01/28/2021, the property is vested in Mary Ford as the surviving tenant by the entirety.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 103-16-0B-006-00.

1. The Plan of record in Plat Book 5200, page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2. Sanitary Sewers and/or Storm Drainage Easement of record in Book 3956, page 943, said Register's Office.

3. Master Deed of 4215 Harding Road Homeowners' Association Condominiums, of record in Book 5313, page 338, amended in Book 8666, page 789, Instrument No. 20131217-0127081 and Instrument No. 20210208-0017527, By-Laws appended thereto in Book 5313, page 358, said Registers Office.
(Master Deed contains First Right of Refusal)

4. Charter of 4215 Harding Road Homeowners' Association of record in Book 5297, page 370, said Register's Office.

5. Easement and right of entry agreement of record in Book 9486, page 948, said Register's Office.

6. Grant of Easement for Comcast of Nashville I, LLC, of record in Instrument No. 20110301-0016521 & Instrument No. 201612121-0130101, said Register's Office.

This is improved property known as: 4215 Harding Pike #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(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 21st day of August, 2025.

Mary Ford

Mary Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Mary Ford, an unmarried woman the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 2025.

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/19/28

True Copy Certification

I, **Denise Woods,** 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 this the 21 day of August, 2025.

Denise Woods
Affiant Signature
Date 8/21/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

