Karen Johnson Davidson County
Batch # 1329611 DEEDWARR
10/02/2025 02:15:24 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20251002-0078652

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.: 64205
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Fletcher Family Revocable Living Trust Agreement dated July 25, 2024 102 Hanover Square Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 117010E00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,150,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bartley Family Revocable Living Trust Agreement dated January 29, 2024**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fletcher Family Revocable Living Trust Agreement dated July 25, 2024** 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:**
Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being a portion of Lot No. 1 on the Plan of Revision #2 Hanover Square, of record in Plat Book 5200, page 134, and designated as Unit No. 1 on the Condominium Site Plan, showing Lot No. 1 Hanover Square, of record in Plat Book 5210, page 146, both in the Register's Office for Davidson County, Tennessee and shown as Unit 1B on Exhibit "A" to an Amendment to the Master Deed of record in Book 5565, page 948, of record in said Register's Office, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Stephen Bartley and Rebecca H. Bartley, husband and wife by Warranty Deed from Mary W. Hall, unmarried, dated July 15, 2021 and recorded on July 16, 2021 of record in Instrument No. 20210716-0096053, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 29, 2024 recorded on January 30, 2024, of record in Instrument No. 20240130-0006544, said Register's Office, subject property was conveyed to William Stephen Bartley and Rebecca Holder Bartley, Co-Trustees, Bartley Family Revocable Living Trust Agreement, dated January 29, 2024, said Register's Office.

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 5200, page 134 amended in Book 5210, page 146 and shown as Exhibit "A" to the amendment to the amendment to the Master deed of record in Book 5565, page 948, said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description. Easements for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5287, page 944 and Book 5287, page 947, said Register's Office. Conditional Exclusive Use Easement pertaining to "Tennis Court Area" of record in Book 5565, page 956, said Register's Office. Fence and Patio Easement of record in Book 5526, page 170, said Register's Office. Driveway Easement of record in Book 5526, page 175, said Register's Office. The provisions of the condominium Master

Deed of record in Book 5380, page 164, amended in Book 5565, page 948, Bylaws in Instrument No. 20100604-0043403, 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 Hanover Square Homeowner's Association of record in Instrument No. 20140812-0072728, said Register's Office.

This is improved property, known as 102 Hanover Square, 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, 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 26th day of September, 2025

Bartley Family Revocable Living Trust Agreement
dated January 29, 2024

By: William Stephen Bartley

William Stephen Bartley, Co-Trustee

Rebecca Holder Bartley

Rebecca Holder Bartley, Co-Trustee

State of North Carolina

County Onslow

On this 26th day of September, 2025, before me the undersigned authority, personally appeared, **William Stephen Bartley and Rebecca Holder Barley as Co-Trustees of the Bartley Family revocable Living Trust Agreement dated January 29, 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.

Andrew M. Mercer

Notary

My Commission Expires: 08/23/2027

ANDREW M. MERCER NOTARY PUBLIC ONSLOW COUNTY, NC

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: $1,150,000.00.

Affiant

Sworn and subscribed before me this 30th day of September, 2025

Notary

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026