THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952270** Karen Johnson Davidson County Batch # 1333339 **DEEDWARR** 10/13/2025 09 59 28 AM 2 pgs Fees $13 00 Taxes $1,295 00 20251013-0081444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $350,000.00 Affiant Subscribed and sworn to before me, this 10th day of October, 2025. Notary Public My Commission Expires.

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: HTS 122 Trust 122 Harpeth Trace SMT Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 143 03 0D 122.00

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, **Michael Dunne, Successor Trustee of the Carolyn Trost Havens Trust dated February 18, 1999** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HTS 122 Trust dated September 29, 2025**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described as follows:

A certain condominium unit described as Unit 122 in a Horizontal Property Regime located on the REVISED PLAN, HARPETH TRACE HIGHRISE, CONDOMINIUM APARTMENTS, of record in Plat Book 5050, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Harpeth Trace Condominiums, a horizontal property regime established by Master Deed of record in Book 5116, Page 751, as being amended in Instrument No. 20201022-0122867; Instrument No. 20240712-0052466 as corrected in Instrument No. 20240911-0070201, said Register's Office.

Being the same property conveyed to Carolyn Trost Havens, Trustee of the Carolyn Trost Havens Trust dated February 18, 1999, by Quitclaim Deed from Marguerite M. Trost, an unmarried person, of record in Book 11346, Page 939, in the Register's Office of Davidson County, Tennessee, dated February 18, 1999, and recorded on February 19, 1999. The said Carolyn Trost Havens died on March 08, 2025. Michael Dunne appointed as Successor Trustee per the Unanimous Written Consent and Ratification of the Carolyn Havens Trust.

Being the same property conveyed to Marguerite M. Trost, by Quitclaim Deed from Carolyn Trost, an unmarried person, of record in Book 9950, Page 563, in the Register's Office of Davidson County, Tennessee, dated February 14, 1996, and recorded on February 16, 1996

Being the same property conveyed to Marguerite M. Trost and Carolyn Trost, both unmarried, as joint tenants with the right of survivorship, by Warranty Deed from Louise A. Coats, unmarried, of record in Book 9311, Page 408, in the Register's Office of Davidson County, Tennessee, dated April 11, 1994, and recorded on April 13, 1994.

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 2026 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 REVISED PLAN, HARPETH TRACE HIGHRISE, CONDOMINIUM APARTMENTS, as recorded in Plat Book 5050, Page(s) 47 revising Plat Book 5050, Page 45.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HARPETH TRACE CONDOMINIUMS of record in Book 5116, Page 751 as amended in Instrument No. 20201022-0122867 and Instrument No. 20240712-0052466 as corrected in Instrument No. 20240911-0070201; 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.

Declaration of Covenants, Conditions and Restrictions recorded in Book 5120, Page 918 as corrected in Book 5182, Page 767 as amended in Book 5182, Page 769.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4889, Page 192.

Easement for Access Roads, Reservoir and Pumping Station Site and Water Mains and Appurtenances, recorded in Book 5099, Page 783.

Easement for Water Mains and Appurtenances, recorded in Book 5142, Page 690 and Book 5142, Page 694.

Easement recorded in Book 3930, Page 192 and Book 4734, Page 901.

Charter for Harpeth Trace Services Association, recorded as Book 5120, Page 199 as amended in Book 6556, Page 693.

Charter for Harpeth Trace Condominiums, recorded as Book 8052, Page 512.

This is improved property located at 122 Harpeth Trace SMT Nashville TN 37221

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 10th day of October, 2025

Carolyn Trost Havens Trust

BY. Michael Dunne, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Dunne, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Successor Trustee for the Carolyn Trost Havens Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of October, 2025

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPT 3, 2029