Karen Johnson Davidson County
Batch# 1336114 DEEDWARR
10/20/2025 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,943.35
20251020-0083500

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250852044** ASHLEY S. RUDY STATE OF TENNESSEE NOTARY PUBLIC Exp. 2/27/2029 COUNTY OF SUMNER	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $795,500.00. Affiant Subscribed and sworn to before me, this 20th day of October, 2025. Notary Public My Commission Expires: 2/27/2029

WARRANTY DEED

Address New Owner: Dennis W. Craney and Cathy W. Craney 4215 Harding Pike #506 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 16 0B 053.00

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, **Julie E. Waugh, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis W. Craney and Cathy W. Craney, husband and wife**, ("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, being Unit No. 506 on the Plan of of WINDSOR TOWER CONDOMINIUM APARTMENTS, of record in Plat Book 5200, Page 71 and Master Deed recorded in Book 5313, Page 338 as amended in Book 8666, Page 789; Instrument No. 20131217-0127081 and Instrument No. 20210208-0017527, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Julie E. Waugh, unmarried, by Warranty Deed from Norman Lee Cohen, unmarried, of record in Instrument No. 20210712-0093128, in the Register's Office of Davidson County, Tennessee, dated July 09, 2021, and recorded on July 12, 2021.

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.

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 WINDSOR TOWER CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 71.

Covenants, Conditions and Restrictions as set forth in Master Deed for 4215 Harding Road Homeowners' Association recorded in Book 5313, Page 338 as amended in Book 8666, Page 789; Instrument No. 20131217-0127081 and Instrument No. 20210208-0017527.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3956, Page 943.

Easement for Right of Entry, recorded in Book 9486, Page 948.

Easement recorded in Instrument No. 20110301-0016521 and Instrument No. 20161212-0130101.

Charter for 4215 Harding Road Homeowners' Association recorded as Book 5297, Page 370.

This is improved property located at 4215 Harding Pike #506 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 20th day of October, 2025.

Julie E. Waugh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie E. Waugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

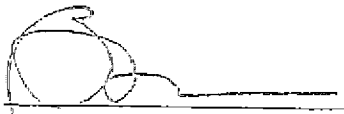
Witness my hand, at office, this 20th day of October, 2025.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Barbara McGinty, 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 October 20, 2025 (date of document).

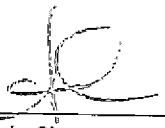


Affiant Signature

Date October 20, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of October, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

