THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052661** Karen Johnson Davidson County Batch # 1351806 DEEDWARR 12/01/2025 10 58 55 AM 2 pgs Fees $13 00 Taxes $1,295 00 20251201-0094946	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000 00. Affiant Subscribed and sworn to before me, this 21st day of November, 2025. Notary Public My Commission Expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

WARRANTY DEED

Address New Owner: Grace L. Murphy and Sarah E. Seepe 132 Harpeth Trace Smt Nashville TN 37221	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 143 03 0D 132.00

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, **Thomas Gildemeister, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grace L. Murphy and Sarah E. Seepe, a married couple**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 132 of the REVISED PLAN OF HARPETH TRACE HIGHRISE CONDOMINIUM APARTMENTS, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for HARPETH TRACE HIGHRISE CONDOMINIUM APARTMENTS, 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, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, in Book 5116, Page 791, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the REVISED PLAN OF HARPETH TRACE HIGHRISE CONDOMINIUM APARTMENTS, of record in Plat Book 5050, Page 47, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Thomas Gildemeister and Julia W. Gildemeister, husband and wife, by Warranty Deed from Darren W. Price, a single man, of record in Instrument No. 20180131-0009771, in the Register's Office of Davidson County, Tennessee, dated January 29, 2018, and recorded on January 31, 2018. The said Julia W. Gildemeister died on December 22, 2023, leaving Thomas Gildemeister as surviving tenant by the entirety.

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 OF HARPETH TRACE HIGHRISE CONDOMINIUM APARTMENTS, as recorded in Plat Book 5050, Page(s) 47 , Plat Book 5050, Page 45 and Plat Book 4675, Page 95.

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 Condominium 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; 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 recorded in Book 3930, Page 192 and Book 4734, Page 901.

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.

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

This is improved property located at 132 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 19th day of November, 2025.

Thomas Gildemeister

STATE OF TENNESSEE)
COUNTY OF Franklin)

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

Witness my hand, at office, this 19th day of November, 2025.

Notary Public
My Commission Expires: 05/02/2026

ERIN JOCELYN DAWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE
My Comm. Expires 5/2/2026