WARRANTY DEED

Karen Johnson Davidson County
Batch# 1359271 DEEDWARR
12/17/2025 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20251217-0100519

File #25-DW-0021-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Dana A. Cordner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dana A. Cordner	**NEW OWNER**	
(NAME) **21 Vaughns Gap Road, J152**	(NAME)	**129 15 0A 152.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBIN WALLACE AND LETICIA WALLACE, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DANA A. CORDNER, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 152 of BELLE MEADE HIGHLANDS CONDOMINIUM created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing BELLE MEADE HIGHLANDS CONDOMINIUM, of record in Book 7091, Page 302, as amended in Instrument No. 20071025-0126213, Instrument No. 20080424-0042111, Instrument No. 20220520-0058927, Instrument No. 20220520-0058928, Appointment of Successor Trustee recorded in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said units as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the of plat BELLE MEADE HIGHLANDS CONDOMINIUM as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said unit.

Being the same property conveyed to Robin Wallace and Leticia Wallace, husband and wife, by Warranty Deed from Viola Darlene Kelly, unmarried, of record in Instrument No. 20210812-0109227, in the Register's Office of Davidson County, Tennessee, dated August 10, 2021 and recorded on August 12, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLE MEADE HIGHLANDS Condominium of record in Book 7091, Page 302, as amended in Instrument No. 20071025-0126213, Instrument No. 20080424-0042111, Instrument No. 20220520-0058927, Instrument No. 20220520-0058928, Appointment of Successor Trustee recorded in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106; 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.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4816, Page 427 and Corrected in Book 4881, Page 710.
* Easement recorded in Book 11000, Page 273.
* Regulatory Agreement for Multi-Family Housing Projects as set forth in instrument recorded in Book 4550, Page 281 and as amended in Book 4881, Page 619.
* Charter for Belle Meade Highlands Condominium Association, recorded as Book 7102, Page 223.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **21 Vaughns Gap Road, J152, 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, 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 the 16th day of December, 2025.

Robin Wallace

Leticia Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2025, before me personally appeared Robin Wallace, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of December, 2025.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2025, before me personally appeared Leticia Wallace, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of December, 2025.

Notary Signature
My commission expires:

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

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 16 day of December, 2025.

Denise Woods
Affiant Signature
Date 12-16-2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

