Karen Johnson
Batch # 1452607
07/30/2026 08:42:12 AM
Fees: $13.00 Taxes: $1,036.00
Davidson County
DEEDWARR
2 pgs
20260730-0069946

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260654896

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: ~~$280,000.00~~

Affiant

Subscribed and sworn to before me, this 10th day of July, 2026.

Notary Public
My Commission Expires: 2.8.27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Catherine Kirk and Robert Kirk, 1900 Richard Jones U4 Nashville TN 37215	New Owner	Tax Parcel ID No. 117 15 0A 188.00

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, **Alecia D. Davis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine Kirk, unmarried, and Robert Kirk, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Parcel No. 188, being Unit No. U-4, as shown on the horizontal Property Regime located on the plat entitled GREEN HILLS TERRACE of record in Book 5200, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description, together with all common elements and limited common elements appurtenant thereto as described in Master Deed for The GREEN HILLS TERRACE of record in Book 5304, Page 702, as amended recorded in Book 7841, Page 557 and Book 9830, Page 181 Register's Office for said county.

Being the same property conveyed to Alecia D. Davis, a single person, by Warranty Deed from Keith Davis, of record in Instrument No. 20040408-0039973, in the Register's Office of Davidson County, Tennessee, dated March 31, 2004, and recorded on April 08, 2004.

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 GREEN HILLS TERRACE CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 64. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 11362, Page 463.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GREEN HILLS TERRACE Condominium of record in Book 5304, Page 702; as amended recorded in Book 7841, Page 557, and Book 9830, Page 181; 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 Right of Way, recorded in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514.

Easement for Right of Way, recorded in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514.

Joint Venture Agreement as set forth in instrument recorded in Book 5286, Page 358 as amended recorded in Book 5355, Page 353 and Supplement recorded in Book 6732, Page 226.

Maintenance Agreement as set forth in instrument recorded in Book 7658, Page 278.

All of the terms and provisions set forth and contained in that certain Lease between Green Hills Terrace, Lessor, and Web Service Company, Lessee, a memorandum of which is recorded in Book 7523, Page 260.

This is improved property located at 1900 Richard Jones U4 Nashville TN 37215

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 July, 2026.

Alecia D. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alecia D. Davis, 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 10th day of July, 2026.

Notary Public
My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028