Karen Johnson Davidson County
Batch# 1474030 DEEDWARR
09/16/2026 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260916-0086023

PREPARED BY (AND RETURN TO):
*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64602
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Katharine Klein<br>766 Harpeth Trace Drive<br>Nashville, TN 37221 | new owner |

**TAX MAP PARCEL NUMBERS:** 143020B03600CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$440,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **W. S. Emerick, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Katharine Klein, a single woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 36 on the Plan of Revised Treetops at Harpeth Trace, of record in Book 6250, page 455, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to W.S. Emerick by Warranty Deed from Shirley O. Jeffreys, dated September 4, 2007 and recorded on September 10, 2007, of record in Inst. No. 20070910-0108218, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 455, said Register's Office, which Plan shows setback lines and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6287, page 417, Inst. No. 20150622-0059531, Inst. No. 20180806-0077253, Inst. No. 20200715-0077403, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Harpeth Trace Homeowners Association of record in Book 8085, page 576, said Register's Office.

**This is improved property, known as 766 Harpeth Trace Drive, Nashville, TN 37221**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 14th day of September, 2026.

**W. S. Emerick**

**State of Tennessee**

**County of Davidson**

On this 14th day of September, 2026 before me the undersigned authority, personally appeared W. S. Emerick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $440,000.00.

Affiant

Sworn and subscribed before me this 14th day of September, 2026.

Notary

My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027

## TRUE COPY CERTIFICATION

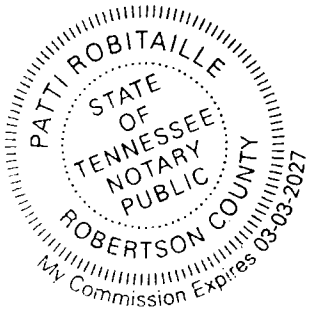
I, LISA HODGES, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 14, 2026 (date of ~~document~~).

Affiant Signature

Date: 09/15/2026

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Sworn to and subscribed before me this 15th day of September, 2026.




Notary Public

My Commission Expires: _____