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

**CRT File No. 200728571**

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: DEC 6 2022

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,035,000.00.

M. Spitzmagli
Affiant

Subscribed and sworn to before me, this 22nd day of July, 2020.

Janderson
Notary Public
My Commission Expires: ___

Karen Johnson Davidson County
Batch# 443901 **DEEDWARR**
07/24/2020 02:20:14 PM 2 pgs
Fees: $13.00 Taxes: $3,829.50
20200724-0081674

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Heather R. Maki<br>4235 Belmont Park Terrace<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>131-03-4A-001.00 CO |

**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, **Angela Ciklin and Michael Ciklin, Wife and Husband** ("Grantors"), have this day bargained and sold, and doe hereby transfer and convey to **Heather R. Maki**, ("Grantee"), her 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. "A" on the plan of Belmont Park Cottages, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Belmont Park Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140624-0054985, amended in Instrument No. 20140624-0054986, Instrument No. 20141113-0104969 and in Instrument No. 20150327-0026491, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ANGELA CIKLIN and MICHAEL CIKLIN, WIFE AND HUSBAND, by deed from BRADLEY JAFFE and STEPHANIE DALSEY JAFFE, HUSBAND AND WIFE, of record in Instrument No. 20190715-0068535, dated July 2, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 131-03-4A-001.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140624-0054985, amended in Instrument No. 20140624-0054986, Instrument No. 20141113-0104969 and Instrument No. 20150327-0026491, said Register's Office.

Matters shown on the Plan of record in Plat Book 421, pages 118 and 119, said Register's Office.

Matters shown on the Plan of record in Plat Book 974, page 19, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20131101-0113372, said Register's Office. Agreement for Maintenance of Storm Water Facility of record in Instrument No. 20140617-0052848, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20140711-0061214, said Register's Office.

This is improved property located at 4235 Belmont Park Terrace 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 22nd day of July, 2020.

Angela Ciklin

Michael Ciklin

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Angela Ciklin and Michael Ciklin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022