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

**CRT File No. 201231967**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $297,000.00.

Affiant

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

Notary Public
My Commission Expires: 03/07/2023

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF NOTARY PUBLIC WILLIAME GRONES

Karen Johnson Davidson County
Batch# 541971 DEEDWARR
12/23/2020 01:07:44 PM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20201223-0153014

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Joseph M. Douglas and Joan H. Douglas<br>2023 Stokes Lake<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>117 07 0M 044.00 |

**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, **Kathleen R. Rosenthal and Brandon G. Rosenthal, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Joseph M. Douglas and Joan H. Douglas, husband and wife,** ("Grantees"), its 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 2023, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathleen R. Rosenthal and Brandon G. Rosenthal, wife and husband, by Warranty Deed From Alan J. Taylor, married, of record in Instrument No. 20151110-0114217, in the Register's Office of Davidson County, Tennessee, dated November 09, 2015 and recorded on November 10, 2015.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Woman's Club of Nashville, as recorded in Plat Book 6200, Page(s) 383.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Fairsted Park

Return to:
Rudy Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
DM BMR-20-2023

Condominium of record in Instrument No. 20021121-0145225, as amended by instrument(s) of record in Instrument No. 20030328-0041138.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 9619, Page 112.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3921, Page 507.

Right of Entry Agreement as set forth in instrument recorded in Book 9921, Page 620.

This is improved property located at 2023 Stokes Lake 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 December, 2020.

Kathleen R. Rosenthal  Brandon G. Rosenthal

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen R. Rosenthal and Brandon G. Rosenthal, 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 December, 2020.

_____
Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021