# WARRANTY DEED

Karen Johnson Davidson County
Batch# 560177 **DEEDWARR**
01/25/2021 10:52:07 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210125-0010465

O-SB-VRES-21-320-1004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **James Michael Casanova, Jr.** | New Owner | |
| (NAME) | (NAME) | **128-12-0A-054.00-CO** |
| **320 Old Hickory Blvd #1004** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (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, **STACY SULLIVAN-KARRELS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES MICHAEL CASANOVA, JR., UNMARRIED,** 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. 54, Building No. 10, on the Plan of Section 8, Phase IA, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended. Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 5 to the Master Deed, of record as Instrument No. 20020313.0031653, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit 'A" to the Master Deed, of record as aforementioned, said Registers Office, for a more complete identification and description of such unit.

Being the same property conveyed to Stacy Sullivan-Karrels, a single woman by Warranty deed from Kathryn E. Stevens, unmarried of record in Instrument No. 20150513-0043822 Register's Office for Davidson County, Tennessee, dated May 12, 2015 and recorded on May 13, 2015.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 7900, Page 896 through 898, inclusive, Instrument No. 20030106-0001894, Instrument No. 20041019-0125465 and in Instrument No. 20030108-0003688, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at the Reserve of record in Instrument Number 20011011-0110875 and amended by supplement and amendment No. 3. recorded in Instrument No. 20020313-0031651,amended by supplement and amendment No.4. recorded in Instrument No. 20020313-0031652, amended by supplement and amendment No. 5. recorded in Instrument No. 20020313-0031653, amended by supplement and amendment No. 6. recorded in Instrument No. 20020313-0031654,amended by supplement and amendment No. 7. recorded in Instrument No. 20020313-0031655, amended by supplement and amendment No. 8. recorded in Instrument No. 20020313-0031656, amended by supplement and amendment No. 9. recorded in Instrument No. 20020417-0047840, amended by supplement and amendment No. 10. recorded in Instrument No. 20020530-0065658, recorded in Instrument No 20020524-0063780 and recorded in Instrument No 20030108-0003694 also amended in Instrument No. 20030108-0003688, amended by supplement and

amendment No. 28. recorded in Instrument No. 20040716-0084972, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051129-0143344, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Charter of Eagle Ridge at the Reserve Homeowners Association, Inc. of record in Instrument Number 20010112-0003836 and in Instrument No. 20010112-0003839, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20001103-0109348, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 7861, Page 559 and Book 8083, Page 534, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Instrument Number 20191001-0100109, in the Register's Office for Davidson County, Tennessee.
• Declaration for Eagle Ridge at the Reserve of record in Instrument Number 20010116-0004521, in the Register's Office for Davidson County, Tennessee.
• Option Agreement of record in Book 5074, Page 856, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
• Utility Easement granted to Harpeth Valley Utility District of record in Instrument Number 20050721-0084650 and more fully described in Instrument No. 20040729-0090682, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20140924-0087653, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Old Hickory Blvd #1004, Nashville, Tennessee 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(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 22nd DAY OF JANUARY, 2021.

Stacy Sullivan-Karrels by Brian Mitchell attorney in fact

Stacy Sullivan-Karrels, by her attorney in fact, Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STACY SULLIVAN-KARRELS, and who acknowledged he/she/they executed the same as the free act and deed of the said STACY SULLIVAN-KARRELS.

Witness my hand and official seal, this the 22nd of January, 2021.

Stacey Denson Palmer

Notary Public
My Commission Expires: _____
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212