THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201232226** Karen Johnson Davidson County Batch# 564404 DEEDWARR 01/29/2021 11:43:30 AM 3 pgs Fees: $18.00 Taxes: $4,070.00 20210129-0013379	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Lauren Walker Affiant Subscribed and sworn to before me, this 28th day of January, 2021. Notary Public My Commission Expires: _____ SONDRA MOUNGEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY My Comm. Expires February 23, 2021

WARRANTY DEED

Address New Owner: Matthew T. Gardner 103 West End Close Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 09 0N 003.00

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, **Carol Ann Ritchie, Trustee of the Carol Ann Ritchie Trust u/a/d March 2, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MATTHEW T GARDNER, MARRIED MAN** ("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 No. 103, formerly known as Unit 3.5, together with the appurtenant interest in the common elements of West End Close, a horizontal property regime established by Master Deed, of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538, Instrument No. 20031202-0173105, corrected in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203-0144407, and in Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Master Deed affirmatively designates the subject property as a Plan Unit Development as defined under TCA §66-27-101, et. seq.

Being the same property conveyed to Carol Ann Ritchie, Trustee of the Carol Ann Ritchie Trust Agreement u/a/d March 2, 2011, by Warranty Deed from Debra Kaye James, married, of record in Instrument No. 20180612-0056420, in the Register's Office of Davidson County, Tennessee, dated June 05, 2018 and recorded on June 12, 2018.

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.

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 Richland Realty Co. Division "A", as recorded in Plat Book 161, Page(s) 151.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing West End Close Condominium of record in Instrument No. 20030701-0090321, as amended by instrument(s) of record in Instrument No. 20030724-0103538; Supplement and Amendment in Instrument No. 20031202-0173105; Correction to the Supplement

and Amendment in Instrument No. 20041005-0120026; Re-Record of Correction to the Supplement and Amendment in Instrument No. 20041203-0144407 and Supplement and Amendment in Instrument No. 20050318-0029873; 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.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030311-0031977.

This is improved property located at 103 West End Close Nashville TN 37205

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 January, 2021.

The Carol Ann Ritchie Trust u/a/d March 2, 2020

By: Carol Ann Ritchie Trustee
Carol Ann Ritchie, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Ann Ritchie, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Carol Ann Ritchie Trust, dated March 2, 2011 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 22nd day of January, 2021.

Notary Public

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

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

