THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132745**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $354,000.00 Affiant Subscribed and sworn to before me, this 4th day of February, 2021. Notary Public My Commission Expires: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 569458 DEEDWARR
02/05/2021 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20210205-0017023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cary Berkowitz and Nicole Berkowitz 504 Old Towne Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 160 16 0C 080.00

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, **Lisa Carol McMaster and Kyle Melvin McMaster, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cary Berkowitz and Nicole Berkowitz, 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 No. 80 on the plan of a Horizontal Property Regime (Private Element), The Terraces at Brentwood Chase (A REVISION OF OLD TOWNE AT BRENTWOOD CHASE), as of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa Carol McMaster and Kyle Melvin McMaster, wife and husband, by Warranty Deed from Abington Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20190708-0066050, in the Register's Office of Davidson County, Tennessee, dated July 02, 2019 and recorded on July 08, 2019.

Being the same property conveyed to Abington Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Gregg A. Stanley, of record in Instrument No. 20170605-0056207, in the Register's Office of Davidson County, Tennessee, dated May 31, 2017 and recorded on June 05, 2017.

Being the same property conveyed to Gregg A. Stanley, by Warranty Deed from Ryan Patrick McDonald and Anna Chatham McDonald, husband and wife, of record in Instrument No. 20161207-0128333, in the Register's Office of Davidson County, Tennessee, dated November 14, 2016 and recorded on December 07, 2016.

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 The Terraces at Brentwood Chase (A REVISION OF OLD TOWNE AT BRENTWOOD CHASE), as recorded in Instrument No. 20001103-0109137.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001214-0123057, as amended in Instrument Nos. 20010119-0005975; 20010328-0029845 and 20041206-0144631.

Easement for Drainage Facility, recorded in Book 7902, Page 389.

Easement for Water Mains and Appurtenances, recorded in Book 8371, Page 320.

Easement for Right-of-Way, recorded in Instrument No. 20170921-0096999.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11115, Page 281 and Book 11115, Page 286.

This is improved property located at 504 Old Towne Drive Brentwood TN 37027

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 4th day of February, 2021.

Lisa McMaster

Lisa Carol McMaster

Kyle Melvin McMaster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa Carol McMaster and Kyle Melvin McMaster, 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 4th day of February, 2021.

Notary Public

My Commission Expires:

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

True Copy Certification

I, **Nick Harris**, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

