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

CRT File No. 210233178

Karen Johnson Davidson County
Batch# 592594 **DEEDWARR**
03/16/2021 12:06:10 PM 2 pgs
Fees: $13.00 Taxes: $2,571.50

20210316-0034647

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $695,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2021.

Notary Public
My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lindsay Marie Cavarra 137 37th Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 104 01 0Q 002.00

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, **Terri Merritt-Worden and Gordon Lee Worden, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lindsay Marie Cavarra**, ("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 all of Unit 137-B, as shown on the Plan of 137 37th Avenue North Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20140131-0008761, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being part of the same property conveyed to Terri Merritt-Worden and Gordon Lee Worden, Wife and Husband, by Warranty Deed from Kee Capital Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140714-0061971, in the Register's Office of Davidson County, Tennessee, dated July 10, 2014 and recorded on July 14, 2014.

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 West Grove Subdivision, as recorded in Plat Book 421, Page(s) 109.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140131-0008761.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20140703-0059114.

Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 4431, Page 57.
Easement for Right of Way, recorded in Book 4431, Page 61.

Matters shown on the Plan of record in Plat Book 421, page 109, said Register's Office.

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. 20140131-0008761, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20140703-0059114, said Register's Office.

Easement(s) of record in Book 4431, page 61, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4431, page 57, said Register's Office.

This is improved property located at 137 37th Avenue North Nashville TN 37209

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 15th day of March, 2021.

Terri Merritt-Worden

Gordon Lee Worden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terri Merritt-Worden and Gordon Lee Worden, 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 15th day of March, 2021.

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____