THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333721** Karen Johnson Davidson County Batch# 597999 **DEEDWARR** 03/23/2021 12:40:19 PM 2 pgs Fees: $13.00 Taxes: $5,272.50 20210323-0038250	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00. Amanda Birum Affiant Subscribed and sworn to before me, this 12th day of March, 2021. Notary Public My Commission Expires:

CHRISTINE N MARON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Laura J. Titus and C Yvonne Cooke 3429 Amanda Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 11 0O 001.00

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, **Marek Adamiak and Brittany Adamiak, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura J Titus and C Yvonne Cooke, jointly with rights of survivorship**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit A of Amanda HPR 1, a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions Establishing The Horizontal Property Regime Amanda HPR 1 of record in Instrument No. 20160419-0037554, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 builders thereof; said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Marek Adamiak and Brittany Adamiak, husband and wife, by Warranty deed from 904 Cadillac, LLC, a Tennessee limited liability company, of record in Instrument No. 20160419-0037556 in the register's Office of Davidson County, Tennessee, dated April 14, 2016 and recorded on April 19, 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 North Part of Noel's Subdivision of Watkins Grove, as recorded in Plat Book 547, Page(s) 156.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Resubdivision of Lot 75 of the North Part of Noel's Subdivision of Watkins Grove, as recorded in Plat Instrument No. 20141231-0119362.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160419-0037554; Owner's Property Survey Affidavit recorded in Instrument No. 20160602-0055314.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20141119-0106706 and Assignment and Assumption recorded in Instrument No. 20150310-0020298.

This is improved property located at 3429 Amanda Avenue 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 12th day of March, 2021.

Marek Adamiak

Brittany Adamiak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marek Adamiak and Brittany Adamiak, 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 12th day of March, 2021.

Notary Public

My Commission Expires: _____

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