THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210334150** Karen Johnson Davidson County Batch# 626941 DEEDWARR 04/30/2021 12:26:30 PM 3 pgs Fees: $18.00 Taxes: $1,476.30 20210430-0058295	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2021. Notary Public My Commission Expires: 3/13/2022 APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Sarah Auerbach 1900 12th Avenue Nashville TN 37203	Send Tax Bills To: Guaranteed Rate, Inc. 3940 N. Ravenswood Chicago, IL 60613	Tax Information: Tax Parcel ID No. 105 09 1H 020.00

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, **Ronnie Solley and Danielle Solley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Auerbach, single woman**, ("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. 219, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of the Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Number 20181128-0116220 and Instrument Number 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronnie Solley and Danielle Solley, husband and wife, by Special Warranty Deed from Mainland Belmont LLC, a Tennessee limited liability company, of record in Instrument No. 20190227-0017579, in the Register's Office of Davidson County, Tennessee, dated February 22, 2019 and recorded on February 27, 2019.

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 A B Hills, as recorded in Plat Book 332, Page(s) 65.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Seventy-Three, Edgehill Estates, as recorded in Plat Book 4715, Page(s) 50.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Chelsea Condominiums of record in Instrument No. 20181119-0113627, as amended by instrument(s) of record in Instrument No. 20181128-0116220 and Instrument No. 20190226-0017434; 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.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723 and Book 5691, Page 766.

Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20150723-0072512.

Easement for Public Street Right of Way and Pedestrian Access, recorded in Instrument No. 20151216-0126629.

Easement for Communication Systems, recorded in Instrument No. 20180207-0012292.

Parking Lease Agreement as set forth in instrument recorded in Instrument No. 20031105-0162607 and re-recorded in 20031106-0163246.

This is improved property located at 1900 12th Avenue Nashville TN 37203

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 28th day of April, 2021.

Ronnie Solley

Danielle Solley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronnie Solley and Danielle Solley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY