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

CRT File No. 210334273

Karen Johnson Davidson County
Batch# 628185 **DEEDWARR**
05/04/2021 09:09:10 AM 2 pgs
Fees: $13.00 Taxes: $2,053.50

20210504-0059420

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $555,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2021.

Notary Public
My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Pritchett 4028 Aberdeen Rd Nashville TN 37205	New Owner	Tax Parcel ID No. 082 09 0T 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, **Carlos F. Lopez and Olesya A. Leskel, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Pritchett, married**, ("Grantees"), his 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 2, Germantown Station Condominium, as shown on declaration of record in Instrument No. 20100804-0061209, amended at Instrument No. 20111020-0081623, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Carlos F. Lopez and Olesya A. Leskel, husband and wife, by Warranty Deed From Brandi Elizabeth Hill and husband, Ronnie Hill, of record in Instrument No. 20130904-0092883, in the Register's Office of Davidson County, Tennessee, dated August 28, 2013 and recorded on September 04, 2013.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20100804-0061209, as amended in Instrument No. 20111020-0081623.

Covenants, Conditions and Restrictions as set forth in Deeds recorded in Instrument Nos. 20100722-0057467, 20100722-0057468 and 20100722-0057469.

Easement for Water Quality, recorded in Instrument No. 20070919-0111969.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument Nos. 20070919-0112010 and 20100621-0047868.

This is improved property located at 409 Van Buren Street Nashville TN 37208

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 30th day of April, 2021.

Carlos F Lopez

Olesya A Leskel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carlos F Lopez and Olesya A Leskel, 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 30th day of April, 2021.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024