THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635782** Karen Johnson Davidson County Batch# 680338 DEEDWARR 07/21/2021 10:02:04 AM 2 pgs Fees: $13.00 Taxes: $2,035.00 20210721-0097636	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00 Affiant Subscribed and sworn to before me, this 20th day of July, 2021. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Emily Whitson 724 Centerpoint Lane Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-15-0E-023.00 CO

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, **Adam Zager and Lauren Master, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Emily C. Whitson**, ("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 Unit No. 23, on the Horizontal Property Regime for Richland Station, as recorded in the Master Deed of record in Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ADAM ZAGER and LAUREN MASTER, HUSBAND AND WIFE, by deed from RICHLAND STATION LLC, of record in Instrument No. 20150805-0077707 , dated July 31, 2015 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 091-15-0E-023.00 CO.

Matters shown on the Plan of record in Plat Book 421, page 18, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20140220-0014719, 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. 20140213-0012916, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5756, page 615, said Register's Office.

Storm Sewer Easement of record in Book 1711, page 486, said Register's Office.

Unrecorded easement for storm sewer in deeds of record in Book 4418, page 756 and Book 7791, page 254, said Register's Office.

This is improved property located at 724 Centerpoint Lane 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 20th day of July, 2021.

Adam Zager

Lauren Master

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Zager and Lauren Master, 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 20th day of July, 2021.

Notary Public

My Commission Expires: _____

