Karen Johnson Davidson County
Batch# 682601 DEEDWARR
07/23/2021 10:47:43 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20210723-0099076

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

CRT File No. 210635833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00

Affiant

Subscribed and sworn to before me, this 19th day of July, 2021.

M. Catherine Clearwaters
Notary Public
My Commission Expires: 1-6-25

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY M. CATHERINE CLEARWATERS

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Albert Christopher Whitson 510 Basswood Avenue #9 Nashville TN 37209	New Owner	Tax Parcel ID No. 090 11 0B 009.00

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, **Jaima Bernstein, an unmarried person**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Albert Christopher Whitson**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 9 of River Breeze Garden Townhomes, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Instrument No. 20030207-0017550, as amended in Instrument No. 20030618-0084385; Instrument No. 20040308-0025984 and Instrument No. 20200109-0003298, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jaima Bernstein, an unmarried person, by Warranty Deed from Paula Jean Burtch, unmarried, of record in Instrument No. 20141117-0105964, in the Register's Office of Davidson County, Tennessee, dated November 12, 2014 and recorded on November 17, 2014. Also see Affidavit of recorded in Instrument No. 20141126-0109331, Register's Office of Davidson County, Tennessee.

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 Nashville Annex, as recorded in Plat Book 332, Page(s) 11.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Breeze Garden Townhomes Condominium of record in Instrument No. 20030207-0017550, as amended by instrument(s) of record in Instrument No. 20030618-0084385; Instrument No. 20040308-0025984 and Instrument No. 20200109-0003298; 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.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5269, Page 72.

Easement for Public Utility, recorded in Instrument No. 20200205-0013591.

This is improved property located at 510 Basswood Avenue #9 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 19th day of July, 2021.

Jaima Bernstein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jaima Bernstein, 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 19th day of July, 2021.

Notary Public
My Commission Expires:

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