THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210836727** Karen Johnson Davidson County Batch# 700351 **DEEDWARR** 08/18/2021 11:57:05 AM 4 pgs Fees: $23.00 Taxes: $1,295.00 20210818-0111785	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 16th day of August, 2021. Notary Public My Commission Expires:

TIARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: John M. Bryant, Jr and Karyn C. Bryant 217 Wilsonia Ave Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-08-0B-513.00-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, **Jayson Chabrow, unmarried and Sharon Silverman Chabrow, widowed, as Tenants in common with right of survivorship** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **John M. Bryant, Jr., and Karyn C. Bryant, husband and wife**, ("Grantees"), their 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 513, Parklane Condominiums, Phase II, as Established under Master Deed of record in Book 7400, Page 130, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference in hereby made for a more Particular description of Said unit.

Being the same property conveyed to Jayson Charbrow, unmarried and Sharon Silverman Charbrow, widowed, as Tenants in Common with right of Survivorship by Quitclaim deed from Jayson Chabrow, unmarried of record in Instrument No. 20120711-0060627 Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 11, 2012.

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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan attached as Exhibit "B" to the Master Deed of Parklane Condominiums, Phase II, of record in Plat Book 7400, Page 130, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Parklane Condominiums, Phase II of record in Book 7400, Page 130, Register's Office for Davidson County, Tennessee.

Charter for Parklane Condominiums HOA of record in Book 7710, Page 305, and as amended in Book 7895, Page 173, in the Register's Office for Davidson County, Tennessee.

By-Laws of Parklane Condominiums of record in Book 7376, Page 580, in the Register's Office for Davidson County, Tennessee.

Grant of Easement (Comcast of Nashville) of record in Instrument Number 20160301-0019394, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 513 Sloan Road 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, Grantors warrant this instrument is effective as of the 16th day of August, 2021.

Jayson Chabrow

STATE OF California)
COUNTY OF San Diego)

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

Witness my hand, at office, this _____ day of August, 2021.

Notary Public
My Commission Expires: _____

Sharon Silverman Chabrow

Sharon Silverman Chabrow

STATE OF Nevada)
COUNTY OF Washoe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sharon Silverman Chabrow, 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 16 day of August, 2021.

Notary Public

My Commission Expires: 11/20/21

JAQUELIN CARDENAS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 17-4255-2 - Expires November 20, 2021

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

On August 16th, 2021 before me, Omar R. Kanan, Notary Public
(Here insert name and title of the officer),

personally appeared Jayson Chabrow,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

OMAR R. KANAN
COMM. # 2276291
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. FEB. 23, 2023

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date ____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.