THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210736561**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $438,900.00. Ashley Utley Affiant Subscribed and sworn to before me, this 20th day of August, 2021. Notary Public My Commission Expires: 5-21-25

Karen Johnson Davidson County
Batch# 703039 DEEDWARR
08/23/2021 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,623.93
20210823-0113793

TODD A. TRESSLER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

Address New Owner: Kristen Rene Smith 308 Sylvan Park Lane Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-01-0F-031.00-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, **Anthony Drake, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristen Rene Smith , an unmarried woman**, ("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. 31, on the plan of West End Station condominiums, filed as Exhibit B, to and established by the Master Deed of record in Instrument No. 200707120083315, as amended in Instrument 200712200146057, Instrument 200809190095641, Instrument 200810290108160 and 200908250080074, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Anthony Drake, an unmarried man by Warranty deed from Victor A. Wieczorek and wife, Stephanie S. Wieczorek of record in Instrument No. 20161004-0104627 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 04, 2016.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 of record in Plat Book 421, Page 109, 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 West End Station Condominiums of record in Instrument Number 20070712-0083315, amended in Instrument 2007122-00146057, Instrument 20080919-0095641 and Instrument 20081029-0108160 and Instrument 20090825-0080074, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 20081017-0104357, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument Number 20070425-0049073, in the Register's Office for Davidson County, Tennessee.
Storm Water Easement Agreement of record in Instrument Number 20070425-0049064 and Instrument No. 20080505-0045999, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument Number 20080505-0046041 and Instrument No. 20080421-0040206, in the Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Instrument Number 20080805-0080550, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer of record in Book 1851, Page 222, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20190626-0062928, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument Number 20131007-0105196, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 308 Sylvan Park 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 August, 2021.

Anthony Drake

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony Drake, 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 20th day of August, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 20, 2021.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

