THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210836827** Karen Johnson Davidson County Batch# 715242 **DEEDWARR** 09/14/2021 10:27:02 AM 2 pgs Fees: $13.00 Taxes: $1,443.00 20210914-0122923	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this 10th day of September, 2021. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Anastasia Campbell 3901 West End Avenue #901 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 16 0A 028.00

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, **Sandra Gordon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anastasia Campbell, unmarried** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 901 on the Plan of 9th Floor Rokeby Condominium Apartments of record in Book 5050, Page 16 and Book 5060, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Rokeby, a Condominium, a Horizontal Property Regime established by Master Deed of record in Book 4829, Page 138, amended in Book 4983, Page 98, Book 5096, Page 409, Book 5459, Page 179, Book 7399, Page 814, Book 9828, Page 213, Instrument No. 20060717-0085390, Instrument No. 20060724-0089036, Instrument No. 20060110-0003792 and Instrument No. 20180118-0005409, said Register's Office.

Also being conveyed and transferred to Grantee is Parking Space No. 24, a limited common element as shown on the 2nd Revised Plan of the "Rokeby" of record in Book 5050, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra Gordon, a widow now unmarried, by Warranty Deed from Betty Kirshner, a widow now unmarried, of record in Instrument No. 20130318-0026520, in the Register's Office of Davidson County, Tennessee, dated March 15, 2013 and recorded on March 18, 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.

Taxes and assessments for the year 2021 and subsequent years, 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 Rokeby Condominium Apartments, as recorded in Plat Book 5050, Page(s) 16 and amended in Plat Book 5060, Page 64.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Rokeby, a Condominium of record in Book 4829, Page 138, as amended by instrument(s) of record in Book 4983, Page 98; Book 5096, Page 409; Book 5459,

Page 179; Book 7399, Page 814; Book 9828, Page 213; Instrument No. 20060717-0085390; Instrument No. 20060724-0089036; Instrument No. 20060110-0003792 and Instrument No. 20180118-0005409; 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 Telecommunications, recorded in Instrument No. 20150126-0007082 and Instrument No. 20191029-0110664.

This is improved property located at 3901 West End Avenue #901 Nashville TN 37205

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 10th day of September, 2021.

Sandra Gordon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sandra Gordon, 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 10th day of September, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024