Karen Johnson Davidson County
Batch# 731503 DEEDWARR
10/07/2021 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20211007-0135026

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937401** Whitney McElroy State of Tennessee Notary Public Williamson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $314,900.00. Affiant Subscribed and sworn to before me, this 5th day of October, 2021. Notary Public My Commission Expires: 06-02-25

WARRANTY DEED

Address New Owner: Glenn Nash Gilchrist 1900 12th Avenue South #415 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 09 1H 060.00

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, **Karen G. Dowling, unmarried Bridget Dowling, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glenn Nash Gilchrist**, ("Grantees"), its 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. 415, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen G. Dowling, an unmarried woman and Bridget Dowling, an unmarried woman, as joint tenants with the right of survivorship, by Special Warranty Deed from Mainland Belmont, LLC, a Tennessee limited liability company, of record in Instrument No. 20200304-0024366, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020, and recorded on March 04, 2020.

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.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AB Hills Subdivision, as recorded in Plat Book 332, Page(s) 65.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Seventy-Three, Edgehill Estates, as recorded in Plat Book 4715, Page(s) 50.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Chelsea Condominium of record in Instrument No. 2018119-0113627, as amended by instrument(s) of record in Instrument No.20181128-0116220 and Instrument No. 20190226-0017434; 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. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5691, Page 766.

Covenants, Conditions and Restrictions as set forth in Declarations of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150723-0072512.

Easement for Public Street Right of Way and Pedestrian Access , recorded in Instrument No. 20151216-0126629.

Easement for Utilities, recorded in Instrument No. 20180207-0012292.

This is improved property located at 1900 12th Avenue South #415 Nashville TN 37203

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 5th day of October, 2021.

Karen G. Dowling

Bridget Dowling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen G. Dowling and Bridget Dowling, 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 5th day of October, 2021.

Notary Public
My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 October 5, 2021 (date of document).

Affiant Signature

October 5 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 5TH day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County