Karen Johnson Davidson County
Batch# 745290 DEEDWARR
10/27/2021 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $926.85
20211027-0144529

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937608**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,500.00. Affiant Subscribed and sworn to before me, this 22nd day of October, 2021. Notary Public My Commission Expires:

VALERIE DAVENPORT WOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

WARRANTY DEED

Address New Owner: Meseret Alem 1515 Bridgecrest Drive #307 Antioch TN 37013	Send Tax Bills To: ~~New Owner~~ Pinnacle Bank 150 3rd Ave S #1000 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 149 15 0B 042.00

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, **Deidre Popovich, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meseret Alem, a married woman,** ("Grantees"), their 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. 307 on the Plan of Cambridge Forest Townhomes, of record in Instrument No. 20020213-0018958 and Revised in Instrument No. 20020710-0083055, and Re-Record in Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deidre Popovich, unmarried, by Warranty Deed from The Craig Company, of record in Instrument No. 20040204-0013444 in the Register's Office of Davidson County, Tennessee, Dated January 29, 2004 and recorded February 04, 2004.

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 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cambridge Forest Townhomes, as recorded in Plat Instrument No.20020213-0018958 as Revised in Plat Instrument No. 20020710-0083055 and Re-Recorded in Plat Instrument No. 20040224-0020966.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10332, Page 1; as amended Book 10774, Page 723 and Instrument No. 20190314-0023576.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030806- 0112013; as Scrivener's Affidavit recorded in Instrument No. 20190524-0049438; as amended in Instrument No. 20160412-0034960; Instrument No. 20160412-0034961; Instrument No. 20160502-0042419; Instrument No. 20180607-0054595; Instrument No. 20190308-0021543; as amendment to By-Laws recorded in Instrument No. 20180607-0054594; as Leasing Rule recorded in Instrument No. 20160502-0042421; as

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6881, Page 320 and Book 7453, Page 445.

Easement recorded in Book 1147, Page 148; Book 1207, Page 592 and Instrument No. 20121114-0104688.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7632, Page 962 and Book 10805, Page 497.

This is improved property located at 1515 Bridgecrest Drive #307 Antioch TN 37013

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 22nd day of October, 2021.

Deidre Popovich

STATE OF TEXAS)
COUNTY OF Lubbock)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deidre Popovich, 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 22nd day of October, 2021.

Notary Public
My Commission Expires: 10/19/2022

NATHANIEL AARON ROCHA
Notary ID #131766686
My Commission Expires
October 19, 2022

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 22, 2021.

J. Carlton Drumwright

October 22, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 22, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY