Karen Johnson Davidson County
Batch# 753278 DEEDWARR
11/12/2021 09:53:32 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63
20211112-0150671

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$449,900.00.**

Alexandra Marple
Affiant

Subscribed and sworn to before me, this the 10th day of November, 2021.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alexandra Marple	**Broker Solutions, Inc. dba New American Funding**	Map 091-06-0L Parcel 063.00co
1048 Treaty Oaks Drive	**P. O. Box 650076**	
Nashville, TN 37209	**Dallas, TX 75265-0076**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kathleen Fischer and Mark R. Speck, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexandra Marple, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 3R on the Plan of Treaty Oaks Cottages, amended Phase 1, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141120-0107174, Amended in Instrument No. 20150113-0003651, and Instrument No. 20150814-0081914, Instrument No. 20180725-0072479,and 20190228-0018398 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Treaty Oaks Cottages, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20141120-0107174, amended in Instrument No. 20150113-0003651, and Instrument No. 20150814-0081914, Instrument No. 20160826-0089501, Instrument No. 20160922-0099884, Instrument No. 20180725-0072479, and Instrument No. 20190228-0018398, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Kathleen Fischer, an unmarried woman, by Deed dated April 23, 2019 from HR Properties, a Tennessee general partnership, of record in Instrument No. 20190426-0038482, Register's Office for Davidson County, Tennessee. Kathleen Fischer has since married.

Mark R. Speck, spouse of the above named Kathleen Fischer, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "B" of record in Instrument No. 20141120-0107174, amended in Instrument No. 20150113-0003651, Instrument No. 20150814-0081914, Instrument No. 20180725-0072479, and Instrument No. 20190228-0018398, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 5039, Page 863, said Register's Office. 3) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, contained in instrument of record in Instrument No. 20140707-0059372, said Register's Office. 4) Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141120-0107174, amended in Instrument No. 20150113-0003651, Instrument No. 20150814-0081914, Instrument No. 20160826-0089501, Instrument No. 20160922-0099884, Instrument No. 20180725-0072479, and Instrument No. 20190228-0018398, By-Laws appended thereto; Register's Office for Davidson County, Tennessee. 5) All matters as shown on the Plan of record in Plat Book 421, Page 169, said Register's Office. 6) Charter of Treaty Oaks Cottages Homeowner's Association of record in Instrument No. 20170104-0000640, said Register's Office. 7) Easement Agreement of record in Instrument No. 20181121-0114523, said Register's Office. 8) Grant of Easement by and between Comcast of Nashville I, LLC, and HR Properties of Tennessee, of record in Instrument No. 20181029-0106558, said Register's Office. 9) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, of record in Instrument No. 20140916-0084730, said Register's Office. 10) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **1048 Treaty Oaks Drive, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **10th** day of **November, 2021.**

Kathleen Fischer

Mark R. Speck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kathleen Fischer and Mark R. Speck,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **November, 2021.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY