Karen Johnson Davidson County
Batch# 755644 DEEDWARR
11/16/2021 12:55:45 PM 2 pgs
Fees: $13.00 Taxes: $1,626.15
20211116-0152502

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210937476

STATE OF TENNESSEE
COUNTY OF DAVIDSO

The actual consideration or value, whichever is greater, for this transfer is: $439,500.00.

Yabin Roman
Affiant

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

Notary Public
My Commission Expires: 6-24-2023

Williamson County Tennessee Notary Public State of April G. Nichols

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Jordan 2617 Alpine Park Avenue Nashville TN 37218	New Owner	Tax Parcel ID No. 070-05-0C-002.00-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, **Veronica T. Yeates, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Jordan,** unmarried, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit B of Alpine Park Blvd, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Alpine Park Blvd of record in Instrument No. 20191011-0104674 and Plan of Alpine Terrace of record in Plat Book 421, Pages 131 and Instrument No. 20190312-0022382 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Veronica T Yeates, an unmarried woman by Warranty deed from Greg Farricielli, a single man of record in Instrument No. 20200730-0084117 Register's Office for Davidson County, Tennessee, dated July 28, 2020 and recorded on July 30, 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 for the year 2022, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 131, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20190312-0022382, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191011-0104674, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of The Alpine Park Blvd Homeowners' Association, Inc. of record in Instrument Number 20191009-0103615, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument Number 20200708-0074100, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2617 Alpine Park Avenue Nashville TN 37218

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 November, 2021.

Veronica T. Yeates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Veronica T. Yeates, 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 November, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021