THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138476** Karen Johnson Davidson County Batch# 759991 DEEDWARR 11/23/2021 11:40:16 AM 2 pgs Fees: $13.00 Taxes: $1,332.00 20211123-0155417	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me, this 22nd day of November, 2021. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Noni N. Nielsen 1201 Nichol Lane Nashville, TN 37205	New Owner	Tax Parcel ID No. 104 13 0A 026.00

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, **Mary Howser Caroland, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Noni N. Nielsen**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Building Site No. 26 on the Plat of Section One, Richmeade Place, of record in Plat Book 4860, Page 44, Register's Office for said County.

Being the same property conveyed to Mary Howser Caroland, by Warranty Deed from James E. Barber, and wife, Boots Floyd, of record in Book 9152, Page 639, in the Register's Office of Davidson County, Tennessee, dated November 15, 1993 and recorded on November 16, 1993.

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.

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 Section One, Richmeade Place, as recorded in Plat Book 4860, Page(s) 44.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4941, Page 637; as amended in Book 5036, Page 338; Book 5213, Page 945; as Supplemented in Book 5019, Page 946; Book 5039, Page 256; Book 5094, Page 473; Book 5238, Page 385; Book 5408, Page 210 and Book 5733, Page 628.

This is improved property located at 401 Bowling Avenue #27 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 22nd day of November, 2021.

Mary Howser Caroland

Mary Howser Caroland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Howser Caroland, 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 November, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025