Karen Johnson Davidson County
Batch# 762517 **DEEDWARR**
11/29/2021 03:57:44 PM 2 pgs
Fees: $13.00 Taxes: $1,198.80

20211129-0157471

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

File #21-1900-203-Pil

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Madaleine Gray	Highlands Residential Mtg	
(NAME)	(NAME)	
1900 12th Avenue S, #203	950 W. Bethany Dr Ste 800	**105-09-1H-004.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Allen TX 75013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA WAGLER, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MADALEINE GRAY, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. Unit No. 203, 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 Joshua Wagler, an unmarried man by Special Warranty deed from Mainland Belmont, LLC, a Tennessee limited liability company of record in Instrument No. 20191025-0109650 Register's Office for Davidson County, Tennessee, dated October 22, 2019 and recorded on October 25, 2019.

This conveyance is subject to:
* Taxes for the year 2021 and subsequent years.
* Plan of record in Plat Book 1, Page 10 (Cabinet A, Slide 41, Slide 1), Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20181119-0113627 and Amendment in Instrument No. 20181128-0116220 and Second Amendment in Instrument No 20190226-0017434, Register's Office for Davidson County, Tennessee.
* Charter of record in Instrument Number 20181119-0113921 and in Instrument No. 20181121-0114809, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20180207-0012292, in the Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Public Street Right of Way and Pedestrian Access Easement of record in Instrument Number 20151216-0126629, in the Register's Office for Davidson County, Tennessee.
* Storm Water Facilities and Systems of record in Instrument Number 20150723-0072512, in the Register's Office for Davidson County, Tennessee.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1900 12th Avenue S, #203, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 22nd day of November, 2021.

Joshua Wagler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of November, 2021, before me personally appeared Joshua Wagler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of November, 2021.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204