Prepared by:
Return and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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

CRT File No. 211138591

Karen Johnson Davidson County
Batch# 779448 **DEEDWARR**
12/23/2021 12:46:27 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20211223-0169890

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of December, 2021.

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Meyers and Andrew Bartkiw 708 Centerpoint Lane Nashville TN 37209	New Owner	Tax Parcel ID No. 091-15-0E-039.00-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, **Dustin Kovacic, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Meyers , unmarried and Andrew Bartkiw, unmarried**, ("Grantees"), its successors, 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. 39, on the Horizontal Property Regime for Richard Station, as recorded in the Declaration of Covenants, conditions and Restrictions, of record in Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Dustin Kovacic, single man by Warranty deed from Laci M. Bonner, unmarried of record in Instrument No. 20160108-0002219 Register's Office for Davidson County, Tennessee, dated January 8, 2016 and recorded on January 8, 2016.

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 2021, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record as Instrument Number 20140220-0014719, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Book 421, Page 18, 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 20140213-0012916, 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

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20131122-0120386, in the Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument Number 20140213-0012915, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers/Storm Drainage of record in Book 5756, Page 615, in the Register's Office for Davidson County, Tennessee.

Storm Water Easement of record in Book 1711, Page 486, in the Register's Office for Davidson County, Tennessee.

Unrecorded Sewer Easement referenced in Book 7791, Page 254, and Book 4418, Page 756, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 708 Centerpoint Lane Nashville TN 37209

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 20th day of December, 2021.

Dustin Kovacic

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dustin Kovacic, 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 20th day of December, 2021.

Notary Public
My Commission Expires: _____

