THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211138473** Karen Johnson Davidson County Batch# 781347 DEEDWARR 12/29/2021 10:29:30 AM 3 pgs Fees: $18.00 Taxes: $2,427.20 20211229-0171110	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $656,000.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Nicole L. Ward 4009 Elkins Alley Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-16-0J-010.00-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, **Kyle Robert Crowell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole L. Ward,** Single Woman, ("Grantees"), her 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. 10, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions Establishing and Governing The Cottages at Sylvan Heights, a Planned Unit Development, of record as Instrument No. 20170503-0043309, and being shown on Plat attached thereto as Exhibit "B", 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 Kyle Robert Crowell, a single man by Warranty deed from Hill Center Sylvan Heights, LLC of record in Instrument No. 20180709-0065800 Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on July 09, 2018.

Katherine Cecilia Harty joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Kyle Robert Crowell.

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 as Instrument Number 20150226-0016822, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions Establishing and Governing The Cottages at Sylvan Heights, a Planned Unit Development, with By-Laws appended thereto, of record as Instrument No. 20170503-0043309 and Amendment Instrument No. 20180910-089568, 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.

Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions Establishing and Governing The Cottages at Sylvan Heights, a

Planned Unit Development, of record as Instrument No. 20170503-0043309, Register's Office of Davidson County, Tennessee.

Charter of The Cottages at Sylvan Heights Townhouse Corporation of record in Instrument Number 20170503-0043310, in the Register's Office for Davidson County, Tennessee.

Quitclaim to The Cottages at Sylvan Heights Townhouse Corporation of record in Instrument Number 20170503-0043311, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4938, Page 510, in the Register's Office for Davidson County, Tennessee.

Stormwater Facilities and Systems Easement of record in Instrument Number 20141105-0102022, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4009 Elkins Alley 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 17th day of December, 2021.

Kyle Robert Crowell

Katherine Cecilia Harty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kyle Robert Crowell and Katherine Cecilia Harty, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2021.

Notary Public
My Commission Expires: 11/22/2025

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 20..

AB November 22, 2025

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **12/17/2021** (date of document).

Affiant Signature

12/17/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **December**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

