Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 36824-12-2021

Karen Johnson Davidson County
Batch# 781412 **DEEDWARR**
12/29/2021 11:47:38 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00

20211229-0171223

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $460,000.00.

Affiant

Subscribed and sworn to before me this 29th day of December, 2021.

Notary Public

My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Emily Reeves 4400 Belmont Park Terrace #184 Nashville, TN 37215		Map and Parcel No.: 131030B18400CO

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, **Donna L. Wittman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Reeves, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4400 Belmont Park Terrace #184, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 28th day of December, 2021.

Donna L. Wittman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donna L. Wittman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2021.

Notary Public

My Commission Expires:

3-6-2024

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.184 on the Plan of Section Four, Arden Place, of record in Plat Book 4955, Page 5, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Donna L. Wittman, by Warranty Deed from Frank T. Foster, Jr. and wife, Judy M. Foster, of record in Instrument No. 20130422-0039402, in the Register's Office of Davidson County, Tennessee, dated April 17, 2013 and recorded on April 22, 2013.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Plat Book 4955, Page(s) 5, Register's Office for Davidson County, Tennessee.
3. 10. Declaration of Covenants, Conditions and Restrictions recorded in Book 4754, Page 455; as Supplemented in Book 4819, Page 564; Book 4916, Page 277; Book 5019, Page 942; Book 5091, Page 66; Book 5129, Page 120; Book 5163, Page 384; Book 5231, Page 375; Book 5351, Page 592; Book 5514, Page 636; as amended in Instrument No. 20070816-0098235; Instrument No. 20140801-0069316 and Instrument No. 20171017-0106296, Register's Office for Davidson County, Tennessee.