THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139066**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $583,850.00. Affiant Subscribed and sworn to before me, this 10th day of February, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 804317 DEEDWARR
02/11/2022 11:47:51 AM 2 pgs
Fees: $13.00 Taxes: $2,160.25
20220211-0016067

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Edwin Thomas Wood and Nicki Pendleton Wood 4205A Kirtland Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 02 0F 004.00

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, **Virginia Tarkington Baka, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edwin Thomas Wood and Nicki Pendleton Wood, husband and wife**, ("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. 4205-A, together with the carport designated No. 4205-A (Carport), in Hillsboro Hall, Phase II, a Condominium, a Horizontal Property Regime, located on Kirtland Road between Overhill and Castleman Drives, Davidson County, Tennessee, and described in a Master Deed and the plat attached thereto, of record in Book 11573, Page 376, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Hall, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 11573, Page 376, and Plat attached thereto, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 65 and 67, Hollywood Place, record in Book 547, Page 85 and 86, Register's Office for Davidson County, Tennessee, and a portion of Lot No. 2. Resubdivision of lots 60, 61, 62, and 66, Hollywood Place of record in Book 9700, page 786, said Register's Office.

Being the same property conveyed to Virginia Tarkington Baka, by Quitclaim Deed from David W. Baka and Virginia T. Baka, Co-Trustees of The Baka Living Trust, of record in Instrument No. 20170503-0043677, in the Register's Office of Davidson County, Tennessee, dated April 27, 2017 and recorded on May 03, 2017.

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 Hollywood Place, as recorded in Plat Book 547, Page(s) 85; .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 60, 61, 62, and 66 Hollywood Place, as recorded in Plat Book 9700, Page(s) 786; .

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Hillsboro Hall, Phase II Condominium of record in Book 11573, Page 376; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3921, Page 443.

Easement for Highway Purposes, recorded in Book 4420, Page 41.

Easement for Cable Television, recorded in Book 11534, Page 599.

Cross-Easement recorded in Book 11622, Page 610.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11224, Page 625.

This is improved property located at 4205A Kirtland Road Nashville TN 37215

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 10th day of February, 2022.

Virginia Tarkington Baka _____

Virginia Tarkington Baka

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Virginia Tarkington Baka, 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 10th day of February, 2022.

_____

Notary Public
My Commission Expires: _____

