THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220239502

Karen Johnson Davidson County
Batch# 813878 **DEEDWARR**
03/02/2022 12:39:31 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220302-0023730

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of March, 2022.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frank Ryan Ballek III and Kristen B. Gruhn 100 Holly Forest Nashville TN 37221	New Owner	Tax Parcel ID No. 142 08 0A 001.00

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, **John S. Housden and Janet P. Housden, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frank Ryan Ballek III and Kristen B. Gruhn, 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. 1 of the Phase I, Coronada Town Home, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 4860, Page 26, Register's Office for Davidson County, Tennessee to which source reference is hereby made for a more complete description. Together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Janet P. Housden and John S. Housden, wife and husband, by Special Warranty Deed from Regions Bank, of record in Instrument No. 20120725-0065432, in the Register's Office of Davidson County, Tennessee, dated July 11, 2012 and recorded on July 25, 2012.

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 Phase I, Coronada Town Home Condominiums, as recorded in Plat Book 4860, Page(s) 26.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Phase I, Coronada Town Home Condominiums Condominium of record in Book 4901, Page 679, as amended by instrument(s) of record in Book 5202, Page 329; Book 5306, Page 241; Book 5522, Page 675 and Book 5869, Page 269; 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 Agreement for Dedication of Easement for Sanitary Sewers, recorded in Book 4788, Page 761; Book 4816, Page 965 and 4816, Page 968.

Easement for Underground Utility, recorded in Book 7173, Page 324.

Easement for Right of Way, recorded in Instrument No. 20130118-0006281.

Easement recorded in Book 9045, Page 954.

PCS Site Agreement as set forth in instrument recorded in Book 10237, Page 775.

This is improved property located at 100 Holly Forest Nashville TN 37221

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 1st day of March, 2022.

John S. Housden
by Janet P. Housden as Attorney-In-Fact

Janet P. Housden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet P. Housden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for John S. Housden and that they are authorized by John S. Housden to execute this instrument on their behalf.

Witness my hand, at office, this 1st day of March, 2022.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Notary Public
My Commission Expires: _____