THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239594** Karen Johnson Davidson County Batch# 821380 **DEEDWARR** 03/14/2022 11:01:27 AM 2 pgs Fees: $13.00 Taxes: $2,331.00 20220314-0029379	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Affiant Subscribed and sworn to before me, this 11th day of March, 2022. Notary Public My Commission Expires:

ASHLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 202

WARRANTY DEED

Address New Owner: Chet Alexander and Kim Alexander 353 Sylvan Park Lane Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 01 0F 008.00

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, **Lauren Sikes, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chet Alexander and Kim Alexander, 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 8, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315 amended in Instrument No. 20071220-0146057; Instrument No. 20080919-0095641; Instrument No. 20081029-0108160, Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lauren Sikes, an unmarried woman, by Warranty Deed from J. Robert Sikes, an unmarried man, of record in Instrument No. 20150604-0052163, in the Register's Office of Davidson County, Tennessee, dated June 03, 2015 and recorded on June 04, 2015.

Being the same property conveyed to J. Robert Sikes and Lauren Sikes, Joint Tenants with Right of Survivorship, by Warranty Deed from Cartus Financial Corporation, a Delaware Corporation (organized under the laws of the State of Delaware), by its Closing Agent Amy L. Sears, duly authorized by proper resolution of its Board of Directors, of record in Instrument No. 20101220-0101100, in the Register's Office of Davidson County, Tennessee, dated November 29, 2010 and recorded on December 20, 2010.

John C. Townsend joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing West End Station Condominiums of record in Instrument No. 20070712-0083315, as amended by instrument(s) of record in Instrument No. 20071220-0146057; Instrument No. 20080919-0095641; Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074; 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 recorded in Book 1851, Page 222, Instrument No. 20081017-0104357, Instrument No. 20131007-0105196 and Instrument No. 20190628-0062928.

Easement for Storm Drainage and Access, recorded in Instrument No. 20070425-0049073.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20080421-0040206 and Instrument No. 20080505-0046041.

Storm Detention Agreement as set forth in instrument recorded in Instrument No. 20070425-0049064 and Instrument No. 20080505-0045999.

Application to Combine Parcels recorded at Instrument No. 20070606-0067812.

This is improved property located at 353 Sylvan Park 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 11th day of March, 2022.

Lauren Sikes

John C. Townsend

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren Sikes and John C. Townsend, 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 11th day of March, 2022.

Notary Public
My Commission Expires: _____

