Karen Johnson Davidson County
Batch# 824515 DEEDWARR
03/17/2022 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20220317-0031423

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

CRT File No. 220239571

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $363,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of March, 2022.

Notary Public
My Commission Expires: 5-5-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kaitlyn Anne Collins 1350 Rosa L Parks Boulevard Nashville TN 37208	LEGACY HOME LOANS 1036 STEARMAN DR WHITE HOUSE, TN 37092	Tax Parcel ID No. 081-12-0B-495.00 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, **Katherine Conway Daly, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kaitlyn Anne Collins, an unmarried woman**, ("Grantee"), her 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 324 , WERTHAN LOFTS IV AND V CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener' s Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener' s Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, corrected by Scrivener' s Affidavit recorded at Instrument No.20150205-0011062, further amended in Instrument Nos. 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210, and 20150225-0016078, in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to KATHERINE L. CONWAY, by deed from MICHAEL GOOCH, JR., of record in Instrument No. 20141231-0119185 , dated December 29, 2014 , said Register's Office.

Katherine L. Conway having since married and is now known as Katherine Conway Daly.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 081-12-0B-495.00 .

Matters shown on the Plan of record in Instrument No. 20070103-0001325, said Register's Office.

Dedication of Easement of record in Book 4718, page 619, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20061113-0139884, said Register's Office.

Agreement for Dedication of Easement for Public Utilities and Drainage of record in Instrument No. 20120831-0079083, Instrument No. 20120831-0078863, said Register's Office.

Grant of Easement for Driveway and Walkway Access of record in Instrument No. 20031023-0157114, said Register's Office.

Agreement for Dedication of Easement for Public Water of record in Instrument No. 20070906-0106750, said Register's Office.

Grant of Easement for Parking of record in Instrument No. 20050202-0012491, said Register's Office.

License Agreement of record in Instrument No. 20090526-0048069 and amended in Instrument No. 20130222-0018099, said Register's Office.

Master Deed of record in Instrument No. 20031023-0157113, amended in Instrument No. 20040521-0059936; Instrument No. 20040712-0082926; Instrument No. 20050202-0012489; Instrument No. 20051230-0156950; Instrument No. 20060901-0108138, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit of record in Instrument No. 20090421-0036270; amended in Instrument No. 20071220-0146056, which was corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006036; Instrument No. 20080211-0013846; Instrument No. 20110609-0044280; Instrument No. 20110713-0053571; Instrument No. 20120723-0064381; Instrument No. 20131230-0130918; Instrument No. 20140725-0066210, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 9183, page 130, Book 11625, page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, said Register's Office.

Easement for Light, Air and View of record in Instrument No. 20080117-0005376, corrected in Instrument No. 20080118-0005860, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20061113-0139906 and Instrument No. 20061113-0139884, said Register's Office.

Easement for Storm Water Facilities and Systems of record in Instrument No. 20120831-0078810, said Register's Office.

This is improved property located at 1350 Rosa L Parks Boulevard Nashville TN 37208

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 9th day of March, 2022.

Katherine Conway Daly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Conway Daly, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2022

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/10/2022 ____ (date of document).

Affiant Signature

03/10/2022

Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025