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

CRT File No. 220340029

Karen Johnson Davidson County
Batch# 825186 **DEEDWARR**
03/21/2022 09:09:51 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220321-0031952

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of March, 2022.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC SHERA KINGREY COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2023

WARRANTY DEED

Address New Owner: Michael Stoney, II and Connie Stoney 90 W. Lake Forest Lane W. Shelton, WA 98584	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 14 0C 714.00

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, **Richard Glass and Mona Glass, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Stoney, II and Connie Stoney, 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:

Being a certain Condominium Apartment situated in Davidson County, Tennessee, being Unit No. 714, as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation, the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for further identification and placement of such Unit.

Being the same property conveyed to Richard Glass and Mona Glass, husband and wife, by Warranty Deed from Courtney Knight, F/K/A Courtney Campbell and husband David Knight, of record in Instrument No. 20160603-0056007, in the Register's Office of Davidson County, Tennessee, dated June 02, 2016 and recorded June 03, 2016. And Affidavit of Scrivener's Error document recorded in Instrument No. 20121211-0113910.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C.D. Elliot's Plan, as recorded in Plat Book 21, Page(s) 78.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Park at Melrose Condominiums of record in Instrument No. 20070917-0110745.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070525-0062832.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070604-0065994, supplemented in Instrument No. 20070614-0071575, and certified in Instrument No. 20070822-0100253.
Easement for Cable Television and Maintenance, recorded in Instrument No. 20000418-0038819.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No(s). 20060623-0075251, 20060809-0098054 and 20060809-0098082.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060623- 0075219.

Memorandum of Lease, recorded in Book 10584, Page 149.

This is improved property located at 2310 Elliot Avenue #714 Nashville, TN 37204.

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 18th day of March, 2022.

Richard Glass
By: Kenneth Ladd Moore, Attorney-in-Fact

Mona Glass
By: Kenneth Ladd Moore, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Ladd Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Richard Glass and Mona Glass and that he is authorized by Richard Glass and Mona Glass to execute this instrument on their behalf.

WITNESS my hand, at office, this 18th day of March, 2022.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025