Karen Johnson Davidson County
Batch# 832063 DEEDWARR
03/31/2022 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $937.95
20220331-0037175

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220239683**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $253,500.00. Affiant Subscribed and sworn to before me, this 18th day of March, 2022. Notary Public My Commission Expires: 1.3.23

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF J CARLA IKARD

WARRANTY DEED

Address New Owner: Cayman Wood and Carolyn Johnson 510 Basswood Avenue #10 Nashville TN 37209	Send Tax Bills To: SAME AS NEW OWNER	Tax Information: Tax Parcel ID No. 090-11-0B-010.00-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, **Sarah E. Schubert n/k/a Sarah E. Young, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cayman Wood, unmarried and Carolyn Johnson, unmarried, as joint tenants with right of survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 10 of River Breeze Garden Townhomes, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Breeze Garden Townhomes of record in Instrument Number 20030207-0017550, as amended in Instrument Number 20030618-0084385, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the ByLaws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Sarah E. Schubert by Warranty deed from Amber Jean Sellers, Unmarried of record in Instrument No. 20160128-0008108 Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on January 28, 2015.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 for the year 2022, a lien not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Breeze Garden Townhomes of record in Instrument

Number 20030207-0017550; Amendment, record in Instrument No. 20040308-0025984; Amendment, record in Instrument No. 20030618-0084385; and Amendment, record in Instrument No. 20200109-0003298, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Instrument Number 20030207-0017549, in the Register's Office for Davidson County, Tennessee.

Quit Claim Deed for common areas of record in Instrument Number 20030207-0017551, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Workshop of record in Instrument Number 20051114-0137538, in the Register's Office for Davidson County, Tennessee.

Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5269, Page 72, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 510 Basswood Avenue #10 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 18th day of March, 2022.

Sarah E. Young

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah E. Young f/k/a Sarah E. Schubert, 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 18th day of March, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 March 18, 2022 (date of document).

Affiant Signature

March 22, 2022
Date

State of TENNESSEE

County of Williamson

Sworn to and subscribed before me this 22 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

