Karen Johnson Davidson County
Batch# 832246 DEEDWARR
03/31/2022 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,727.83
20220331-0037415

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239631**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) 36931 The actual consideration or value, whichever is greater, for this transfer is: $737,250.00 Affiant Subscribed and sworn to before me, this 24th day of March, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner: Mary Anna Newby 322 Vaughn Street Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083020V01000CO

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, **Eastwood Village TN LLC, a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Anna Newby, as Trustee of the Jerry A. Newby 2012 Irrevocable Trust under agreement dated December 17, 2012** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 10 of Eastwood Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Eastwood Cottages, a Horizontal Property Regime, of record in Instrument Number. 20210203-0015807, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Eastwood Village TN LLC, a Tennessee limited liability company, by Quitclaim Deed from Eastwood Village, LLC, a Tennessee limited liability company, of record in Instrument No. 20191014-0104805, in the Register's Office of Davidson County, Tennessee, dated October 10, 2019 and recorded on October 14, 2019.

Being the same property conveyed to Eastwood Village TN LLC, a Tennessee limited liability company, by Special Warranty Deed from Eastwood Village, LLC, a Tennessee limited liability company, of record in Instrument No. 20191014-0104804, in the Register's Office of Davidson County, Tennessee, dated October 10, 2019 and recorded on October 14, 2019.

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.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hobson Chapel Subdivision, as recorded in Plat Book 7900, Page(s) 776; .

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210203-0015807.

Declaration of Eastwood Village Condominium recorded in Instrument No. 20210203-0015808

This is improved property located at 500 Hobson Chapel Place Nashville TN 37206

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 24th day of March, 2022.

Eastwood Village TN LLC
a Tennessee limited liability company

By: _____
Nathan Lyons, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared, Nathan Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member(or other officer authorized to execute the instrument) of Eastwood Village TN LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 24th day of March, 2022.

_____
Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/24/22

GEORGE E. MUDTER, JR.
Dated 3/24/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 3/24/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

