WARRANTY DEED

Karen Johnson Davidson County
Batch# 837561 DEEDWARR
04/11/2022 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $9,620.00
20220411-0041597

File 22-0115-A-WP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Baxter Matthews and Stephanie Anne Hart	Same	
(NAME)	(NAME)	**129-12-0M-002.00-CO**
115 Cheekwood Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REJA FERDOWSI**, MARRIED MAN, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID BAXTER MATTHEWS AND STEPHANIE ANNE HART, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being Unit No. B of 115 Cheekwood Terrace Homes, 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, under the Declaration of Covenants, Conditions and Restrictions establishing 115 Cheekwood Terrace Homes, a Horizontal Property Regime With Private Elements of record in Instrument No. 20171102-0112410, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws 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 "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Fair Lane Properties, LLC, a Tennessee limited liability company by Warranty Deed from Build Nashville DB2, LLC of record in Instrument No. 20170725-0075234, Register's Office for Davidson County, Tennessee, dated July 19, 2017 and recorded on July 25, 2017.

ALSO being the same property conveyed to Reja Ferdowski by Quitclaim Deed from Fair Lane Properties, LLC, a Tennessee limited liability company, of record in Instrument No. ___202204110041596___, Register's Office for Davidson County, Tennessee, dated March 30, 2022.
*Spouse of Reja Ferdowski is not joining in the conveyance of this property as this was not their marital home.

This conveyance is subject to:
* Subject to all matters shown on the Plan of record in Plat Book 2663, Page 103, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 2859, Page 492 and Book 3313, Page 427, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the

United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 115 Cheekwood Terrace Homes with By-Laws appended thereto, of record in Instrument Number 20171102-0112410, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Subject to all matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 115 Cheekwood Terrace Homes, of record as Instrument No. 20171102-0112410, Register's Office for Davidson County, Tennessee.
* Charter for Cheekwood Terrace Homes Homeowners' Association, Inc. of record in Instrument Number 20171108-0114861, in the Register's Office for Davidson County, Tennessee.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **115 Cheekwood Terrace, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th day of March, 2022.

Reja Ferdowsi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2022, before me personally appeared Reja Ferdowsi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of March, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 this the 30th day of March, 2022.

Affiant Signature
Date 03/30/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

