THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220339925**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $491,000.00. Affiant Subscribed and sworn to before me, this 5th day of April, 2022. Notary Public My Commission Expires: 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 838851 DEEDWARR
04/13/2022 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,816.70
20220413-0042614

WARRANTY DEED

Address New Owner: Carly Short 4500 Post Road Unit 65 Nashville TN 37205-1544	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-14-0A-065.00-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, **Hannah Elizabeth Koonce and William K. McBride, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Carly Short, unmarried woman**, ("Grantees"), its 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 No. F-65, on the Horizontal Property Regime for The Hillwood, as recorded in the Master Deed of record in Book 5280, page 464, amended in Book 5281, page 357, Book 6553, page 108 and Instrument No. 20130326-0029697 and as shown on plat of record in Plat Book 5200, page 43 and revised in Plat Book 6250, page 503, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to HANNAH ELIZABETH KOONCE, by deed from JOHN JEFFERSON EDWARDS II AND WIFE, TISHA DIANE GOODMAN, of record in Instrument No. 20150408-0030833 , dated April 3, 2015, said Register's Office.

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. 103-14-0A-065.00-CO.

Matters shown on the Plan of record in Plat Book 5200, page 43 and Plat Book 6250, page 503, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5280, page 464, amended in Book 5281, page 357, Book 6553, page 108, Book 6612, page 155 and Instrument No. 20130326-0029697, said Register's Office.

By-Laws of record in Book 7702, page 606, Book 7822, page 263 and Instrument No. 20081125-0115372, said Register's Office.

This is improved property located at 4500 Post Road Unit 65 Nashville TN 37205-1544

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 5th day of April, 2022.

Hannah Elizabeth Koonce

William K. McBride

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hannah Elizabeth Koonce and William K. McBride, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2022.

Notary Public

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

My Commission Expires: _____

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 5, 2022.

J. Carlton Drumwright

April 5, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 5, 2022.

Notary

My Commission Expires: 12/18/22

