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

CRT File No. 220440488

Karen Johnson Davidson County
Batch# 840381 DEEDWARR
04/18/2022 10:01:49 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20220418-0044013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2022.

Notary Public
My Commission Expires: VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caleb Rich and Adria Rich 2104 Pontotoc Avenue Nashville, TN 37206	New Owner	Tax Parcel ID No. 113 14 0A 008.00

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, **Adam Goldstone, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caleb Rich and Adria Rich, 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Deer Wood Estates of record in Plat Book 5200, Page 220, in the Register's Office for Davidson County, Tennessee, said lot containing 5.269 acres, more or less.

Being the same property conveyed to Adam Goldstone, by Warranty Deed from Carmen Romano, Trustee of the Oscar Branch Land Trust, of record in Instrument No. 20210812-0109069, in the Register's Office of Davidson County, Tennessee, dated July 28, 2021 and recorded on August 12, 2021.

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 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Deer Wood Estates, as recorded in Plat Book 5200, Page(s) 220.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10033, Page 80, as amended of record in Instrument No. 20160226-0018559.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Deer Wood Estates Condominium of record in Book 5525, Page 603, as amended by instrument(s) of record in Book 10036, Page 493; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5525, Page 600.

Easement for Electric, recorded in Instrument No. 20160226-0018566.

This is unimproved property located at 7646 Chipmunk Lane Nashville TN 37221

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 14th day of April, 2022.

Adam Goldstone

STATE OF FLORIDA)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Goldstone, 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 14th day of April, 2022.

Laglenda R. Hudson
Notary Public
My Commission Expires: July 9, 2024

LAGLENDA R. HUDSON
Notary Public - State of Florida
Commission # HH 019692
My Comm. Expires Jul 9, 2024
Bonded through National Notary Assn.