Karen Johnson Davidson County
Batch# 847174 DEEDWARR
04/28/2022 11:21:01 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20220428-0049205

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is ~~$552,180.00~~. $560,000.00

Affiant

Sworn to and subscribed before me this 25th day of April, 2022

Notary Public
My Commission Expires: 1/8/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-24

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BC-22-735

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Nicholas Rehberg	733 Cottage Park Drive	Owner	
733 Cottage Park Drive			**060-11-0B-066.00-CO**
Nashville, TN 37207	Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Joshua Painter, a single man,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Nicholas Warren Rehberg, unmarried,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 66 of Cottage Park, A Horizontal Property Regime With Private Elements 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 Declaration of Covenants, Conditions and Restrictions establishing Cottage Park, A Horizontal Property Regime With Private Elements of record in Instrument Number 20151203-0122006, as amended by First Amendment in Instrument Number 20160126-0007567 and 2nd Amendment in Instrument Number 20160928-0102452, 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 "B" to said 2nd Amendment to Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Master Declaration.

Being the same property conveyed to Joshua Painter, a single man by Warranty deed from Michael Austin and Katherine Austin, husband and wife of record in Instrument No. 20191101-0112513 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 01, 2019.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Number Cottage Park, A Horizontal Property Regime With Private Elements of record in Instrument Number 20151203-0122006, as amended by First Amendment in Instrument Number 20160126-0007567 and 2nd Amendment in Instrument Number 20160928-0102452, 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
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150317-0022957, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3984, Page 727, in the Register's Office for Davidson County, Tennessee.
Access Easement and Maintenance Agreement of record in Instrument Number 20211213-0164878, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 25th day of April, 2022.

Joshua Painter, a single man

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Joshua Painter, a single man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin,~~ Nashville Tennessee, this the 25th day of April, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires