THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440429** Karen Johnson Davidson County Batch# 848200 DEEDWARR 04/29/2022 11:30:37 AM 2 pgs Fees: $13.00 Taxes: $1,332.37 20220429-0049978	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $360,100.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2022. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Michael G. Bernard 7760 Grande Shores Sarasota, FL 34240	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 09 1H 062.00

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, **Frank Vento, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael G. Bernard, unmarried**, ("Grantees"), their 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. 417, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank Vento, an unmarried man, by Special Warranty Deed from Mainland Belmont, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190801-0076077, in the Register's Office for Davidson County, Tennessee, dated July 30, 2019 and recorded on August 1, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AB Hills Subdivision, as recorded in Plat Book 332, Page(s) 65.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Seventy-Three Edgehill Estates, as recorded in Plat Book 4715, Page(s) 50.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Chelsea Condominium of record in Instrument No. 20181119-0113627, as amended by instrument(s) of record in Instrument Nos. 20181128-0116220, 20190226-0017434; 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 Restrictive Covenants Running with the Land of the Nashville Housing Authority in the Edgehill Urban Renewal Project recorded in Book 4220 Page 723.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5691 Page 766.

Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20150723-0072512.

Easement for Public Street Right-of-way and Pedestrian Access, recorded in Instrument No. 20151216-0126629.

Easement recorded in Instrument No. 20180207-0012292.

This is improved property located at 1900 12th Avenue #417 Nashville TN 37203

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 28th day of April, 2022.

Frank Vento by Shira Kingrey as Attorney-in-fact

Frank Vento by Shira Kingrey as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Frank Vento and that she is authorized by Frank Vento to execute this instrument on his behalf.

Witness my hand, at office, this 28th day of April, 2022.

Notary Public

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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