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

CRT File No. 220339906

Karen Johnson Davidson County
Batch# 849023 DEEDWARR
05/02/2022 11:17:27 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20220502-0050619

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $535,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2022.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kim-Khanh Truong 1010 16th Avenue South #301 Nashville, TN 37212	New Owner	Tax Parcel ID No. 105 01 0B 301.00

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, **Bradley Scudder McKinney** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kim-Khanh Truong**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 301 of Ten Ten on the Row, a Condominium, a Condominium Development 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 Master Deed establishing Ten Ten on the Row, a Condominium of record in Instrument Number 20071023-0125441, Register's Office for Davidson County, Tennessee, and amendments of record in instrument No. 20090224-0015964, in Instrument No. 20090507-0041965, in Instrument No. 20090929-0090277, and Fourth Amendment in Instrument No. 20120905-0080264, and Scrivener's Affidavit of record in Instrument No. 20141009-0093659, 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 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Parking Space No. 27 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 301.

Being the same property conveyed to Bradley Scudder McKinney, a married man, by Warranty Deed from Jeffrey Ross Edelstein and Marcia Edelstein, husband and wife, of record in Instrument No. 20200708-0073932, in the Register's Office of Davidson County, Tennessee, dated July 07, 2020 and recorded on July 08, 2020.

Bradley Scudder McKinney having never lived at the subject property as a primary, marital residence.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Ten Ten on the Row Condominium of record in Instrument No. 20071023-0125441, as amended by instrument(s) of record in Instrument Nos. 20090224-0015964, 20090507-0041965, 20090929-0090277, as corrected in 20141009-0093659, and further amended in Instrument No. 20120905-0080264.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps And Appurtenances, recorded in Instrument No. 20051230-0156628.

Easement recorded in Instrument No. 20090710-0064678.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051230-0156625.

This is improved property located at 1010 16th Avenue South #301 Nashville, TN 37212.

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 27th day of April, 2022.

Bradley Scudder McKinney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley Scudder McKinney, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2022.

Notary Public
My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024