Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

CRT File No. 220340287

Karen Johnson Davidson County
Batch# 849969 **DEEDWARR**
05/03/2022 10:55:47 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20220503-0051188

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $370,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2022.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Margaret E. Williams and Margaret P. Williams 200 46th Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 103 04 0B 003.00

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, **William C. Brewer, III** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret E. Williams, and unmarried woman and Margaret P. Williams, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

UNIT C, Plan of Wyoming @ 46th Ave. N., A Planned Unit Development, of record in Plat Book 11190, Page 145 and as established under Master Deed of record in Book 11715, Page 383, as amended in Instrument No. 20000302-0020335 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to William C. Brewer, III, by Warranty Deed from Marisa R. Fernandez, an unmarried person, of record in Instrument No. 20090518-0045274, in the Register's Office of Davidson County, Tennessee, dated November 04, 2008 and recorded on May 18, 2009. Also see Scrivener's Affidavit of recorded in Instrument No. 20090903-0083089, Register's Office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Wyoming @ 46th Ave. N., A Planned Unit Development, as recorded in Plat Book 11190, Page(s) 145.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park Company's First Addition, as recorded in Plat Book 57, Page(s) 103.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Wyoming @ 46th Avenue North Condominiums of record in Book 11715, Page 383, as amended by instrument(s) of record in Instrument No. 20000302-0020335; 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.

This is improved property located at 200 46th Avenue Nashville TN 37209

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.

William C. Brewer, III. _____

William C. Brewer, III.

STATE OF ~~TENNESSEE~~ North Carolina)
COUNTY OF ~~DAVIDSON~~ Iredell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, FAEC fbo William C. Brewer, III, 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 28 day of April, 2022.

M. Lynne Johnson
Notary Public
My Commission Expires: 7/16/2023

M LYNNE JOHNSON NOTARY PUBLIC IREDELL COUNTY, NC My Commission Expires 07-16-23