Karen Johnson Davidson County
Batch# 851439 DEEDWARR
05/05/2022 02:48:58 PM 2 pgs
Fees: $13.00 Taxes: $2,738.00
20220505-0052174

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220340264

Prepared by and Return to:
DLO/FOREMAN WATSON LAND TITLE
101 SE Parkway Court, STE 220
Franklin, TN 37064-3982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $740,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of May, 2022.

Notary Public
My Commission Expires: 7/28/25

KATIE LEE RICE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alice Reitmaier and Richard Reitmaier 227 Oceola Avenue #1 Nashville TN 37209	New Owner 1101 Drauhon Ave Nashville TN 37204	Tax Parcel ID No. 091-14-0F-010.00-CO

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, **Gabriel Nies, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alice Reitmaier and Richard Reitmaier, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Townhome located in Davidson County, Tennessee, being Unit No. 1 of Alabaster West Townhomes, 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 Alabaster West Townhomes of record as Instrument No. 20171009-0103163, amended in Instrument No. 20171130-0122427, Instrument No. 20180731-0074452, and Scrivener' s Affidavit Instrument No. 20180724-0072069 and Instrument No. 20180806-0077271, as amended in Instrument No. 20200327-0033553, and being shown on Plat attached thereto as Exhibit "B", 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 Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Gabriel Nies, unmarried by Quitclaim deed from Desiree E. Mofidi, married of record in Instrument No. 20210505-0060133 Register's Office for Davidson County, Tennessee, dated April 27, 2021 and recorded on May 05, 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, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 6200, Page 404, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171009-0103163, amended in Instrument No. 20171130-0122427, Instrument No. 201807310074452, and Scrivener's Affidavit Instrument No. 201807240072069; Instrument No. 20180806-0077271; as amended in Instrument No. 20200327-0033553; Scrvener's Affidavit of record in Instrument No. 20200513-0049373; as amended in Instrument No. 20200710-0075253 and as corrected by Scrivener's Affidavit of record in Instrument No. 20210427-0056038,

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

Assignment of Declarant's Rights of record in Instrument Number 20190916-0093702, in the Register's Office for Davidson County, Tennessee.

Restriction for Stormwater Facilities and Systems of record in Instrument Number 20170928-0099443, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20170928-0099444, in the Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20190911-0091890, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed and Instrument of Correction of record in Instrument Number 20220131-0010741, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 227 Oceola Avenue #1 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 4th day of May, 2022.

Gabriel Nies

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gabriel Nies, 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 4th day of May, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025