SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 859647 DEEDWARRSP
05/20/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,946.16
20220520-0058832

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/31/26

(AFFIX SEAL)

RACHEL MINTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1896 General George Patton Dr., Suite 200, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip Saul Unger and Helen Greiss Unger	New Owner	091024W06600CO
(NAME) 321 Sunset Avenue #P4	(NAME)	
Asbury Park, NJ 07712	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Toll Southeast LP Company, Inc., a Delaware Corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Philip Saul Unger and Helen Greiss Unger, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 66, on the plan of EDISON PARK NASHVILLE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.
Being the same property conveyed to THRIVE California, LLC, a Delaware limited liability company by Warranty Deed dated 03/14/2018 from Renaissance Stone Cutting, LLC, a Tennessee limited liability company of record in Instrument 20190315-0023913, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to THRIVE California, LLC, a Delaware limited liability company by Quitclaim Deed dated 03/14/2019 from Renaissance Stone Cutting, LLC, a Tennessee limited liability company of record in Instrument 20190315-0023914, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed Toll Southeast LP Company Inc, a Delaware Corporation, from Thrive California, LLC, a Delaware limited liability company, of record in Instrument 20200214-0016898, and Deed of Correction recorded in Instrument No. 202105250070384 and Scrivener's Affidavit recorded in Instrument No. 202007240081425 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable. Covenants, conditions, easements and restrictions recorded in Instrument 20190508-0043217, amended in Instrument 20190524-0049673, and Instrument No.202106180082869 Register's Office for Davidson

County, Tennessee. Assignment and Assumption of Declarants Rights of record in Instrument 20200214-0016899, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5010, Page 359, Book 5010, Page 363 and Book 5010, Page 421, in the Register's Office for Davidson County, Tennessee. Charter of record in Instrument 20190508-0043216, in the Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20190711-0067539, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2032 Edison Park Lane, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 16th day of May, 2022.

Toll Southeast LP Company, Inc., a Delaware Corporation

By: _____
Dan Scarborough, as authorized agent

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dan Scarborough with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged to be the authorized agent of Toll Southeast LP Company, Inc., a Delaware Corporation the within named bargainer, a corporation, and that, Dan Scarborough as such authorized agent, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Dan Scarborough as such authorized agent.

Witness my hand and Official seal this 16th day of May, 2022.

Rachel Minton
Notary Public:
My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
1896 General George Patton Dr., Suite 200
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Rachel Minton, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/16/22.

Rachel Minton
Affiant
Date: 5/16/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16th day of May, 2022.

Notary Public

My Commission Expires: 11/5/24

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY