WARRANTY DEED

Karen Johnson Davidson County
Batch# 866282 DEEDWARR
06/02/2022 11:03:19 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20220602-0063658

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2022.

Notary Public

My commission expires: 5/9/2026

(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Antonie Marie Ehredt	Movement Mortgage, LLC	Map 142-I-0-A Parcel 019.00
7310 Weston Way	8024 Calvin Hall Rd.	
Nashville, TN 37221	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Chris Deline, unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Antonie Marie Ehredt, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 10-A of Weston Way, Phase II, Plat of record in Book 5800, Page 95, in the Register's Office for Davidson County, Tennessee, 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 Weston Way, Phase II of record in Book 5935, Page 676, as amended in Book 6370, Page 577, Book 7517, Page 115, Book 7517, Page 131, Book 8560, Page 34, and Instrument No. 20130222-0018132, 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 in said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Chris DeLine, unmarried man, by Deed from Yolande M. Berk, Executor of the Estate of Aurora Guzman, of record in Instrument No. 20170524-0051735, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5800, Page 95, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.2) Restrictive Covenants contained in instrument of record in Book 5423, Page 573, and amended in Book 5426, Page 157, Register's Office for Davidson County, Tennessee. 3)The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Weston Way, Phase II Condominiums, of record in Book 5935, Page 676, and as amended in Book 6370, Page 577 and Instrument No. 20130222-0018132, said Register's Office. 4) By-Laws of The Association of Owners of Weston Way of record in Book 5935, Page 684, and as amended in Book 7517, Page 115 and Book 8560, Page 34, Register's Office for Davidson County, Tennessee. 5) All matters shown on the Plan of record in Plat Book 5210, Page 89, said Register's Office. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **7310 Weston Way, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this **1st** day of **June, 2022.**

Chris Deline

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Chris Deline,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **June, 2022.**

Notary Public

My Commission Expires: 5/9/2026

