Karen Johnson Davidson County
Batch# 866969 DEEDWARR
06/03/2022 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220603-0064179

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440734** BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00 Affiant Subscribed and sworn to before me, this 26th day of May, 2022. Notary Public My Commission Expires: 9-8-2025

WARRANTY DEED

Address New Owner: Meriah O'Neil 4487 Post Place #65 Nashville TN 37205	Send Tax Bills To: Canopy Mortgage, LLC 360 Technology Ct, Ste 200 Lindon, UT 84042	Tax Information: Tax Parcel ID No. 103 15 0B 065.00

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, **Carrie A. Sharbel, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meriah O'Neil**, ("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. 65 of Lion's Head 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 Lion's Head Condominium, of record in Book 5340, Page 70, as Corrected in Book 5342, Page 683 and Plat recorded in Plat Book 5200, Page 82 and Book 4675, Page 134, 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 units 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 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 Carrie A. Sharbel, unmarried woman, by Warranty Deed from Kelsey Elizabeth Eller, unmarried, of record in Instrument No. 20190429-0039068, in the Register's Office of Davidson County, Tennessee, dated April 26, 2019 and recorded on April 29, 2019.

Neale A. Turner joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Carrie A. Sharbel.

Carrie A. Sharbel and Carrie A. Turner being one and the same person.

The execution of this instrument is effected by the signature of Nathan L. Powers as Attorney-in-fact for Carrie A. Sharbel, which Power of Attorney is recorded in Instrument Number 202206030064177, in said Register's office

The execution of this instrument is effected by the signature of Nathan L. Powers as Attorney-in-fact for Neale A. Turner, which Power of Attorney is recorded in Instrument Number 202206030064178, in said Register's office

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lion's Head Condominium Apartments, as recorded in Plat Book 5200, Page(s) 82 and Book 4675, Page 134.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lion's Head Condominium of record in Book 5340, Page 70, as Corrected in Book 5342, Page 683; 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.

Easement for Sewer Line, recorded in Book 3224, Page 527; Book 3376, Page 102.
Easement for Utility, recorded in Book 4889, Page 140 and Instrument No. 20181012-0101325.

Easement for Overhead Line, recorded in Book 4995, Page 32.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6909, Page 212 and Book 7196, Page 827.

Easement for Conservation Greenway, recorded in Instrument No. 20040728-0090473.

Easement for Right-of-Way, recorded in Instrument No. 20120521-0043889; Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703 and Instrument No. 20150831-0087898.

Right of Way as set forth in instrument recorded in Book 3969, Page 788.

This is improved property located at 4487 Post Place #65 Nashville TN 37205

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 26th day of May, 2022.

Carrie A. Sharbel by Nathan L. Powers, attorney in fact
Carrie A. Sharbel by Nathan L. Powers, attorney-in-fact

Neale A. Turner by Nathan L. Powers, attorney in fact
Neale A. Turner by Nathan L. Powers, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Carrie A. Sharbel and Neale A. Turner and that he is authorized by Carrie A. Sharbel and Neale A. Turner to execute this instrument on their behalf.

WITNESS my hand, at office, this 26th day of May, 2022.

Casey Brewington
Notary Public

My Commission Expires: _____

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on May 26, 2022.

Signature 05/26/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 26th day of May, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202206030064179