Karen Johnson Davidson County
Batch# 867155 DEEDWARR
06/03/2022 02:39:44 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220603-0064462

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541214**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. SRW Affiant Subscribed and sworn to before me, this 31st day of May, 2022. Notary Public My Commission Expires:

Joan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

WARRANTY DEED

Address New Owner: Suzanne Reavis Wing 456 Park Place Saline, MI 48176	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 05 1B 026.00

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, **Christopher Monteath, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suzanne Reavis Wing, a single person**, ("Grantees"), its successors, heirs and assigns, SRW all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain town-home located in Davidson County, Tennessee, being Unit No. 26 of the Woods at the Annex, a Horizontal Property Regime with Private Elements, 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 the Woods at the Annex, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171214-0127664, as amended in Instrument No. 20190319-0025108 (Affidavit of Scrivener's Error recorded in Instrument No. 20200420-0040965 and Instrument No. 20200617-063256) and further amendment recorded in Instrument No. 201712280-131885, 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 thereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed.

Being the same property conveyed to Christopher Monteath, a single man, by Warranty Deed from Mulch Property Development Company, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190626-0062075, in the Register's Office for Davidson County, Tennessee, dated June 21, 2019, and recorded on June 26, 2019. Said property was never the marital residence of Grantor.

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 Section 2, Mosswood Heights, as recorded in Plat Book 4175, Page 155.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171214-0127664, as amended in Instrument No. 20190319-0025108 (Affidavit of Scrivener's Error recorded in Instrument No. 20200420-0040965 and Instrument No. 20200617-063256) and further amendment recorded in Instrument No. 201712280-131885.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4469, Page 735.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VHS-22653

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180110-0003365.

Easement for Ingress/Egress, recorded in Instrument No. 20171214-0127665.

Easement recorded in Instrument No. 20181029-0106556.

This is improved property located at 653 Nashua Lane 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 27th day of May, 2022.

Christopher Monteath

STATE OF NEW YORK)
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Monteath, 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 27th day of May, 2022.

Notary Public
My Commission Expires: 11/5/24

JAMILLAH RASHEEDAH GOULD THOMAS
Notary Public - State of New York
NO. 01GO6271797
Qualified in New York County
My Commission Expires Nov 5, 2024