WARRANTY DEED

Karen Johnson Davidson County
Batch# 868575 DEEDWARR
06/08/2022 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220608-0065418

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00

Daniel S. Calhoun
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME ON 05/26/2022

THOMAS N JONES
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-10-2025

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203
File # 2022-1410

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Daniel S. Calhoun and Nancy A. Calhoun	Bell Bank	116-03-0B-165-00
6507 Arrowhead Springs	3100 13th Ave South	
Brentwood, TN 37027	Fargo, ND 58103	

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,

Rachel Elayne Reynolds, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel S. Calhoun and Nancy A. Calhoun, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 165 as shown on the Plat of Royal Oaks Apartments, a condominium of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.069% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Master Deed for 4505 Harding Road Homeowners' Association of record in Book 5282, page 972, et. seq., said Register's Office. Said Unit is also known as Apartment No. 165.

Being the same property conveyed to Rachel Elayne Reynolds, unmarried, by deed dated 05/15/2013, and recorded 05/23/2013, from Alicia B. Thompson, an unmarried person, of record in Instrument Number 20130523-0052102, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2022 and subsequent years.
2. Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 5200, at Page(s) 45, Register's Office for Davidson County, Tennessee.
3. Subject to Easement reservation in instrument from Presbyterian Apartments, Inc. to Royal Oaks Properties, Inc. of record in Book 3165, Page 607, Register's Office for Davidson County, Tennessee.
4. Subject to Easement for sanitary sewer conveyed to City of Nashville of record in Book 3347, Page 188, Register's Office for Davidson County, Tennessee.
5. Subject to an easement upon that portion of Lot 2 on the Plan of Royal Oaks aforesaid, which is labeled "Easement for Driveway", conveyed to Charles F. Alexander, Trustee, by deed from Royal Oaks Limited, dated December 27, 1972, and of record in Book 4668, Page 986, Register's Office for Davidson County, Tennessee.
6. Subject to an easement upon the southwesterly 15 feet of Lot 2 on the plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, in the deed of record in Book 4744, Page 370, Register's Office for Davidson County, Tennessee.
7. Subject to Easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 4835, Page 964, Register's Office for Davidson County, Tennessee.
8. Subject to Easements and reservations contained in the deed from Royal Oaks Associates, Inc. to Alfred Shepard, Trustee, of record in Book 4744, Page 370, Register's Office for Davidson County, Tennessee, as

modified by an agreement of record in Book 4978, Page 524, Register's Office for Davidson County, Tennessee.

9. Subject to Easements and other rights as contained in deed from Kelly Prim, Trustee, et al to Ervin M. Entrekin, Trustee, of record in Book 5144, Page 244, Register's Office for Davidson County, Tennessee.

10. The premises herein insured is a condominium apartment established pursuant to 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 the 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, though, 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 4505 Harding Road Homeowners' Association of record in Book 5282, Page 972, Register's Office for Davidson County, Tennessee.

This is property known as 4505 Harding Pike, #165, Nashville, TN 37205.

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 in 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 hand on May 26, 2022.

Rachel Elayne Reynolds

Rachel Elayne Reynolds

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Rachel Elayne Reynolds, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 26, 2022.

Vanessa Cortner

Notary Public

My Commission Expires: 05-07-2024

VANESSA CORTNER
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

File #: 2022-1410

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the 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 May 26, 2022 (date of document).

Thomas N. Jones
Date: May 27, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 27th day of May, 2022.

Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY