Karen Johnson Davidson County
Batch# 869479 DEEDWARR
06/10/2022 10:46:56 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20220610-0066293

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220540972

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Ste 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $345,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of June, 2022.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mathew Miletich and Amy Zheng 5025 Hillsboro Pike, Unit 19C Nashville TN 37215	New Owner	Tax Parcel ID No. 131-01-0D-161.00 CO

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, **Emma Horton and Luke Brodeur, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mathew Miletich, unmarried, and Amy Zheng, unmarried, as tenants in common with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 161, also known as Apartment 19-C, on the Plat of Georgetown Apartment of record in Plat Book 5200, page 4, and on the Horizontal Property Regime for 5025 Hillsboro Homeowner's Association , as recorded in the Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 , and Book 6079, page 516, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Sarah Tittman by Warranty Deed from Lindsay Taylor Schmidt of record in Instrument No. 20160616-0061089, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to EMMA HORTON AND LUKE TYLER BRODEUR, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from SARAH TITTMAN, of record in Instrument No. 20210830-0116475 , dated August 11, 2021 , 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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 131-01-0D-161.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 4, said Register's Office.

Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, page 575, said Register's Office.

Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, of record in Book 7873, page 859, said Register's Office.

Easement granted to Comcast of Nashville, I, LLC, of record in Instrument No. 20110620-0047283, said Register's Office.

This is improved property located at 5025 Hillsboro Pike, Unit 19C Nashville TN 37215

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 8th day of June, 2022.

Emma Horton

Luke Brodeur

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emma Horton and Luke Brodeur, 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 8th day of June, 2022.

Notary Public

My Commission Expires: _____

