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

CRT File No. 220541063

Karen Johnson Davidson County
Batch# 872605 DEEDWARR
06/16/2022 10:58:54 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20220616-0068978

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2022.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 4TH, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jolie Nicole Walsh 1900 12th Avenue South #420 Nashville TN 37203	New Owner	Tax Parcel ID No. 105 09 1H 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, **Leslie Alison Honicker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jolie Nicole Walsh, unmarried**, ("Grantees"), her 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. 420, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leslie Alison Honicker by Quit Claim Deed from Nicholas Becket Honicker, of record in Instrument No. 20210811-0108558, in Register's Office of Davidson County, Tennessee, dated August 10,2021 and Recorded on August 11, 2021.

Being the same property conveyed to Nicholas Beckett Honicker and Leslie Alison Honicker, husband and wife by Special Warranty Deed from Mainland Belmont, LLC, a Tennessee limited liability company, of record in Instrument No. 20200324-0032055, in the Register's Office of Davidson County, Tennessee, dated March 20, 2020 and Recorded on March 24, 2020. Please see Marital Separation Agreement Docket No.: 21D-416.

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 AB Hills Subdivision, as recorded in Plat Book 332, Page(s) 65.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Seventy-Three Edgehill Estates, as recorded in Plat Book 4715, Page(s) 50.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Chelsea Condominium of record in Instrument No. 20181119-0113627, as amended by instrument(s) of record in Instrument No. 20181128-0116220; 20190226-0017434.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723.

Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 5691, Page 766.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150723-0072512.

Easement for Public Street Right-of-Way and Pedestrian Access Easement, recorded in Instrument No. 20151216-0126629.

Easement recorded in Instrument No. 20180207-0012292.

This is improved property located at 1900 12th Avenue South #420 Nashville, TN 37203.

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 15th day of June, 2022.

Leslie Alison Honicker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie Alison Honicker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025