Karen Johnson Davidson County
Batch# 873388 DEEDWARR
06/16/2022 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220617-0069415

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

CRT File No. 220541094

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $460,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2022.

Notary Public
My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Madison McLean Gibson 229B Orlando Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 14 0A 001.00

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, **Ashley E. Rinehart, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Madison McLean Gibson, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain condominium apartment situated in Davidson County, Tennessee, and further known as Unit No. 229-B of Orlando Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by the Master Deed of record in Instrument No. 20020529-0065179, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Orlando Place Condominiums as shown on Exhibit "A" to the said Master Deed, for a more complete identification and placement of said Unit.

Being the same property conveyed to Ashley E. Rinehart, single person, by Warranty Deed from Hali M. Burns, married, of record in Instrument No. 20210504-0059450, in the Register's Office of Davidson County, Tennessee, dated April 30, 2021 and recorded on May 04, 2021 and Scrivener's Affidavit recorded in Instrument No. 20210514-0065079.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Orlando Place Condominiums of record in Instrument No. 20020529-0065179, 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.

This is improved property located at 229B Orlando Avenue 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 10th day of June, 2022.

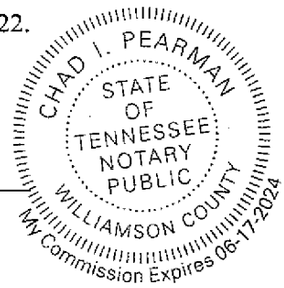
Ashley E. Rinehart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley E. Rinehart, 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 10th day of June, 2022.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6·10-22.

Affiant Signature

6-10-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of June, 2022

Notary Signature

My Commission Expires: 11/8/22

