Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

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

Notary Public
My commission expires: 2/12/23

Karen Johnson Davidson County
Batch# 875146 DEEDWARR
06/22/2022 08:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20220622-0070760

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Daniel Chazin and Kate Chazin 1325 5th Avenue North #20 Nashville, TN 37208	~~Pinnacle Bank~~ Same	082-09-0W-020.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Diana F. Sullivan, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Daniel Chazin and Kate Chazin, 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:

Being Unit No. 20 on the Plat of Germantown Commons Units attached as Exhibit "D" to the Declaration for Germantown Commons, a Condominium, of record in Instrument No. 20131029-0112391, as corrected by Scrivener's Affidavit of record in Instrument No. 20140117-0005032, and amended in Instrument No. 20141003-0092050, Register's Office for Davidson County, Tennessee, al to which reference is hereby made for a more particular description of said units, together with the undivided percentage interest in the common elements as set on Exhibit "E" to the aforementioned Declaration as to each unit.

Being the same property conveyed to Diana F. Sullivan, unmarried, by deed from Sarah A. Jerman, unmarried, of record in Instrument No. 20170301-0020107, Register's Office for Davidson County, Tennessee, and dated February 28, 2017.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

8. All matters appearing on the plan of Germantown Commons of record in Instrument No. 20131029-0112391, as corrected by Scrivener's Affidavit of record in Instrument No. 20140117-0005032, and amended in Instrument No. 20141003-0092050 Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way of record in Instrument No. 20130906-0094197 Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way of record in Instrument No. 20130906-0094198 Register's Office for Davidson County, Tennessee.

11. Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way of record in Instrument No. 20130906-0094199 Register's Office for Davidson County, Tennessee.

12. Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way of record in Instrument No. 20130906-0094200 Register's Office for Davidson County, Tennessee.

13. Charter for Germantown Commons Homeowners' Association of record in Instrument No. 20130829-0091490 Register's Office for Davidson County, Tennessee.

14. Subject to the Master Deed, recorded as Instrument #20131029-0112391, corrected in Instrument No. 20140117-0005032, and amended in Instrument No. 20141003-0092050 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 1325 5th Avenue North, #20, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of June, 2022.

Diana F. Sullivan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of June, 2022, before me personally appeared Diana F. Sullivan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202206220070760

I, Sheri Engel, 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 this 15th day of June, 2022

Sheri Engel

Dated 6/15/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 15th day of June, 2022

My commission expires: 2/12/23

Notary Public

