Karen Johnson Davidson County
Batch# 879175 DEEDWARR
06/28/2022 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220628-0073912

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No: 22-0001**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2022. Notary Public My Commission Expires:

CAREN COATS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Tanner Tapp 522 Vernon Circle Nashville TN 37209	Send Tax Bills To: UNITED HOME LOANS, INC 4 WESTBROOK CORP CTR STE 650 WESTCHESTER, IL 60154	Tax Information: Tax Parcel ID No. 091 05 1C 034.00

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, **Carley A. Cesare, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tanner Tapp, an unmarried man**, ("Grantees"), its 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. 34, on the Horizontal Property Regime for 2 Aves, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180926-0095647 and amended in Instrument No. 20190709-0066829, 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 Carley A. Cesare, by Special Warranty Deed from RSD Vernon and James, LLC, a Tennessee Limited Liability Co, of record in Instrument No. 20200401-0034847, in the Register's Office of Davidson County, Tennessee, dated March 26, 2020 and recorded on April 01, 2020.

Being a part of the same property conveyed to RSD Vernon and James, LLC, a Tennessee limited liability company, by Quitclaim Deed from Michael D. Burns and wife, Glenda S. Burns, of record in Instrument No. 20180316-0025044, in the Register's Office of Davidson County, Tennessee, dated March 14, 2018 and recorded on March 16, 2018.

Being a part of the same property conveyed to RSD Vernon and James, LLC, a Tennessee limited liability company, by Special Warranty Deed from Michael D. Burns and wife, Glenda S. Burns, of record in Instrument No. 20180316-0025043, in the Register's Office of Davidson County, Tennessee, dated March 14, 2018 and recorded on March 16, 2018.

Nathan Thompson joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above-described property as spouse of Carley A. Cesare.

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.
Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of James A. Tant, Et Al Property, as recorded in Plat Book 8250, Page(s) 191 .
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180926-0095647, amended in Instrument No. 20190426-0038655, Instrument No. 20190709-0066829,

Instrument No. 20200309-0026202, Instrument No. 20200604-0057612 (re-recorded in Instrument No. 20200608-0058500) and Instrument No. 20210319-0036483.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180424-0038656.
Easement for Sanitary Sewer, recorded in Book 3464, Page 296.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9781, Page 323 and Book 9971, Page 802.
Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060509-0053863.
Agreement for Dedication of Public Right-Of-Way as set forth in instrument recorded in Instrument No. 20180727-0073366.

This is improved property located at 522 Vernon Circle 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 22nd day of June, 2022.

Carley A. Cesare

Nathan Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carley A. Cesare and Nathan Thompson, 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 22nd day of June, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/24/2022 ____ (date of document).

Affiant Signature

06/24/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025