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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 220641319**<br><br>Karen Johnson Davidson County<br>Batch# 879491 DEEDWARR<br>06/28/2022 12:18:34 PM 2 pgs<br>Fees: $13.00 Taxes: $1,361.60<br>20220628-0074408 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $368,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 24th day of June, 2022.<br><br>Notary Public<br>My Commission Expires: 3-[illegible]-2026<br><br>ANGELA V. BOSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON |

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Joseph Ta<br>3168 Hillsboro Pike #203<br>Nashville TN 37215 | ~~New Owner~~<br>Truist<br>1001 Semmes Ave<br>Richmond, VA 23224 | Tax Parcel ID No.<br>117 07 0B 203.00 |

**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, **Mark H. Whitefield and Jenni Whitefield, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Ha Ta, unmarried**, ("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 203, together with Storage Room S-8 and Parking Space No. D on the Plan of The Claridge of record in Plat Book 5800, Page 63, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Claridge, a horizontal property regime established by Master Deed and By-Laws of record in Book 5896, Page 607, said Register's Office.

Being the same property conveyed to Mark H. Whitefield and Jenni L. Ryan, both unmarried as joint tenants with right of survivorship, by Warranty Deed from Laurie K. Sutton, Married, of record in Book 11076, Page 430, in the Register's Office of Davidson County, Tennessee, dated August 18, 1998 and recorded on August 21, 1998.

Jenni L. Ryan is n/k/a Jenni Whitefiled.

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.

Taxes for the year 2022 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Claridge, as recorded in Plat Book 5800, Page(s) 63.

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 Claridge Condominium of record in Book 5896, Page 607; 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.

Storm Water Detention Agreement as set forth in instrument recorded in Book 5861, Page 550.

This is improved property located at 3168 Hillsboro Pike #203 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 24th day of June, 2022.

Mark H. Whitefield

Jenni Whitefield

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark H. Whitefield and Jenni Whitefield, 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 24th day of June, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022