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

CRT File No. 220641346

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $470,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2022.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 880458 DEEDWARR
06/29/2022 10:13:39 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20220629-0074996

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Black and Shayla Black 311 Seven Springs Way, Unit 202 Brentwood TN 37027	New Owner	Tax Parcel ID No. 160-15-0D-006.00 CO

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, **Shane Lloyd Maggs, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Black and Shayla Black, husband and wife,** ("Grantees"), their 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. 202 , on the Horizontal Property Regime for St. Martin Square at Seven Springs Condominium, Phase I, as recorded in the Master Deed of record as Instrument No. 20060310-0028319, as supplemented in Instrument No. 20061109-0139692 and corrected by Instrument of Correction of record as Instrument No. 20080730-0077840 and as amended in Instrument No. 20090624-0058791, and as shown on plat recorded in Instrument No. 20060222-0020470, 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 SHANE LLOYD MAGGS, by deed from ST. MARTIN SQUARE, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20190205-0010755 , dated January 30, 2019 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 160-15-0D-006.00 CO.

Matters shown on the Plan of record as Instrument No. 20060222-0020470, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20000713-0069415, amended in Instrument No. 20000713-0075531, 20000818-0081931, 20010803-0082967 and 20011024-0116171, said Register's Office.

Master Deed of record as Instrument No. 20060310-0028319, as supplemented in Instrument No. 20061109-0139692 and corrected by Instrument of Correction of record as Instrument No. 20080730-0077840 and as amended in Instrument No. 20090624-0058791, said Register's Office.

By-Laws for St. Martin Square Association, Inc., amended and restated in Instrument No. 19991230-0308948, said Register's Office.

Storm Water Detention Agreement of record as Instrument No. 20040816-00098712, said Register's Office.

This is improved property located at 311 Seven Springs Way, Unit 202 Brentwood TN 37027

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 27th day of June, 2022.

Shane Lloyd Maggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 27th day of June, 2022.

Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024