THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 886518 DEEDWARR 07/08/2022 03:07:30 PM 4 pgs Fees: $23.00 Taxes: $1,480.00 20220708-0079038	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $399,999.00 AFFIANT Subscribed and sworn to before me, this 7th day of July, 2022 NOTARY PUBLIC My Commission Expires: 11/15/25 JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: SN Tennessee II, LLC 8390 E. Via de Ventura F-110 #303 Scottsdale, AZ 85258	**Send Tax Bills To:** New Owner	**Tax Information:** 069-06-0B-060-00

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Nine Thousand Dollars and No Cents ($399,999.00), paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 7th day of July 2022, the undersigned, **Ashton Glenn,** an unmarried person, hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **SN Tennessee II, LLC,** a Delaware limited liabilty company, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **903 Ashland Place Drive, Nashville, TN 37218**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 60, Ashland Place Townhomes, a Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Ashland Place Townhomes, a Townhouse Planned Unit Development, horizontal property regime with private elements, as Exhibit "B", of record in Instrument Number 20160826-0089473, as amended in Instrument Number 20161021-0111700, Instrument No. 20180530-0051597, Instrument No. 20190507-0042739 and Corrected in Instrument No. 20190619-0059213, in the Register's Office for Davidson County,

Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to RWA/Ashland Place, LLC, a Tennessee limited liability company, by deed dated 08/25/2016, and recorded 08/26/2016, from Omega Properties, LLC, a Tennessee limited liability company, of record in Instrument Number 20160826-0089471 and being the same property conveyed to Ashton Glenn, an unmarried woman, by deed dated 07/16/2020, and recorded 07/21/2020, from RWA/Ashland Place, LLC, A Tennessee Limited Liability Company, of record in Instrument Number 20200721-0079623, Register's Office for Davidson County, Tennessee.

This is improved property known as 903 Ashland Place Drive Nashville, TN 37218.

Further, this conveyance is subject to:

- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160826-0089473 and amended in Instrument No. 20161021-0111700 and Instrument No. 20180530-0051597, Instrument No. 20190507042739 and Corrected in Instrument No. 20190619-0059213, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument no. 20070302-0025691, in Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6570, Page 248, reformed by Order and Judgment in Book 8045, page 982, in Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6785, Page 153 and Book 6910, Page 562, in Register's Office for Davidson County, Tennessee.
- By-laws for Ashland Place Owners Association Inc., of record as Exhibit "D", in Instrument No. 20160826-0089473, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160609-0058481, in Register's Office for Davidson County, Tennessee.
- Articles of record in Instrument No. 20160829-0090165, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20190628-0062921, in Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein.

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; and we covenant with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This the 7th day of July, 2022.

Ashton Glenn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Ashton Glenn** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of July, 2022

Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 July 8, 2022.

Affiant
Date: 7/8, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of July 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON