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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. 220641598**<br><br>Karen Johnson Davidson County<br>Batch# 898070 DEEDWARR<br>08/03/2022 11:04:03 AM 2 pgs<br>Fees: $13.00 Taxes: $3,996.00<br>20220803-0088445 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,080,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 1st day of July, 2022.<br><br>Notary Public<br>My Commission Expires: 07/09/24<br><br>DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024 |

# WARRANTY DEED

| | | |
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| Address New Owner:<br>Scott N. Traina and Addison Traina<br>122 Lincoln Court, Unit B<br>Nashville TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>130-01-0E-001.00 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, **Andrew H. Dale, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott N. Traina and Addison Traina, 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 "B" on the plan of Lincoln Court Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Lincoln Court Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20120510-0040775, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ANDREW H. DALE, by deed from DANNY TRAN AND WIFE, MARTHA K. PRESLEY, of record in Instrument No. 20190930-0099307 , dated September 23, 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. 130-01-0E-001.00 CO.

Matters shown on the Plan of record in Plat Book 547, page 141, 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 in Instrument No. 20120510-0040775, said Register's Office.

This is improved property located at 122 Lincoln Court, Unit B Nashville TN 37205

**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 29th day of July, 2022.

Andrew H. Dale

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew H. Dale, 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 29th day of July, 2022.

Notary Public

My Commission Expires: _____

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BC-22-122B