RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741916**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 10th day of August, 2022. Notary Public My Commission Expires: 1-8-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 902000 DEEDWARR
08/11/2022 10:51:16 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20220811-0091351

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles W. Crichton and Julia W. Crichton 123 MITCHELL DRIVE LOOKOUT MOUNTAIN, TN 37350	New Owner	Tax Parcel ID No. 104 16 0J 011.00

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, **Curtis Casali, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles W. Crichton and Julia W. Crichton, husband and wife,** ("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 11 of The Jenkins, a Planned Unit Development. as shown on Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions for The Jenkins, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20160422-0039512, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of The Jenkins, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "D" to said Declaration appearing in Instrument Number 20160422-0039512 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Curtis Casali, An Unmarried man, by Warranty Deed from Blair & Belmont, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20170804-0079773, in the Register's Office of Davidson County, Tennessee, dated July 31, 2017 and recorded on August 04, 2017.

Rene Casali joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Land Co, as recorded in Book 5190, Page 122.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Consolidation Plat for Belmont @ Blair, as recorded in Instrument No. 20160414-0035900.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160422- 0039512.
Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 362, Page 139 and Book 426, Page 379.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160202-0010247.

Easement recorded in Book 5335, Page 937 and Book 5560, Page 537.

This is improved property located at 1701 Blair Blvd #10 Nashville TN 37212

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 10th day of August, 2022.

Curtis Casali by Rene Casali, attorney in fact
Curtis Casali
By: Rene Casali, Attorney in Fact

Rene Casali
Rene Casali

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rene Casali , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Curtis Casali and that she is authorized by Curtis Casali to execute this instrument on his behalf.

WITNESS my hand, at office, this 10th day of August, 2022.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024