Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 904083 DEEDWARR
08/16/2022 11:25:27 AM 3 pgs
Fees: $18.00 Taxes: $1,126.65

20220816-0092732

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $304,500.00.

Affiant

Subscribed and sworn to me on August 12th, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires May 05, 2025

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(TODD A. BRICKER, ESQ.)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35968

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
David Menzie and Keith Menzie 5601 Country Drive, Unit 212 Nashville, TN 37211	NEW OWNER	162-9-B-010.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nick Ferreira and Mary Sachse, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto David Menzie, an unmarried man, and Keith Menzie, a married man, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Townhouse No. 212 of Building 17 together with garage as shown on said plan of 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 131, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common element of the Condominium.

Being the same property conveyed to Nick Ferreira and Mary Sachse, husband and wife, by Warranty Deed from Regale Properties, LLC, of record on August 16, 2016 as instrument No. 20160816-0085481, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. Declaration of Covenants, Conditions and Restrictions of record in Book 4918, page 116 amended in Book 4958, page 346, Book 8797, page 918, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenants, conditions or restrictions would violate 42 USC 3604c.
3. Easement for access to Old Hickory Boulevard and Country Drive of record in Book 5606, page 663, Book 7497, page 740 and Book 4842, page 979, said Register's Office.
4. Charter of Hickory Valley Condominiums, Phase 3 of record in Book 8021, page 852, said Register's Office.
5. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.
6. Subject to the rights of others in and to the common elements.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ unimproved ☒ improved property known as:

5601 Country Drive, Nashville, TN 37211

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), against the lawful claims of all persons whomsoever. 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 12th day of August, 2022.

Nick Ferreira

Mary Sachse

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Nick Ferreira and Mary Sachse to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that (s)he/they executed the same as his/her/their free act and deed.

Witness my hand and official seal on August 12, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025