Karen Johnson Davidson County
Batch# 909509 DEEDWARR
08/29/2022 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20220829-0097487

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File #22-PA-2197-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lydia Bohay-Lupenec	**New Owner**	
(NAME)	(NAME)	**105 16 0B 310.00**
27928 Santa Ana Dr		
(ADDRESS)	(ADDRESS)	
Warren, MI 48093		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARRIN ROBERT HOWARD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LYDIA BOHAY-LUPENEC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 310, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the Declarations of record under Instrument No. 20140903-0080570, said Register's Office, for a more complete identification and description of such Unit. Being the same property conveyed to Darrin Robert Howard, unmarried, by Warranty Deed from Anthony Carter, unmarried, of record in Instrument No. 20190703-0064933, in the Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 3, 2019.

This conveyance is subject to:
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140903-0080570, as Amended in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231 and Instrument No. 20160524-0051837, Assignment of Declarant's Rights recorded in Instrument No. 20151019-0106253.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20111209-0096389, as Amended in Instrument No. 20130904-0093227.
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4251, Page 953.
*Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20081103-0108990.

*Easement for Utility Line, recorded in Instrument No. 20131219-0128193.
*Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20151120-0117818.
*Easement recorded in Instrument No. 20150126-0007090, Instrument No. 20180309-0022562 and Instrument No. 20190826-0085877.
*Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20081103-0108951.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2197 Nolensville Pike, Unit 310, Nashville, TN 37211**

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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 do 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 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.

Witness my/our hand(s) this the 29th day of August, 2022.

Darrin Robert Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2022, before me personally appeared Darrin Robert Howard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office this 29th day of August, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Jill Swicegood, do hereby make oath that I am a licensed attorney and/or the 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 8/29/22 (date of document).

Affiant Signature

8/29/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

