WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18789-MC

Karen Johnson Davidson County
Batch# 914946 DEEDWARR
09/09/2022 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20220909-0101221

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Cory Vieira and Rielly Noble | NEW OWNER | 091 06 0L 045.00 |
| (NAME) | (NAME) | |
| 1005 Treaty Oaks Dr. | 1005 Treaty Oaks Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Nashville, TN 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert Strobl, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Reilly Noble and Cory James Vieira, wife and husband** , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 45, of Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Treaty Oaks Cottages, a Horizontal Property Regime, of record in Instrument Number 20141120-0107174, and amended in Instrument Numbers 20150113-0003651, 20150814-0081914, 20160826-0089501, 20160922-0099884, 20180725-0072479 and 20190228-0018398, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Robert Strobl, Unmarried, by Warranty Deed from HR Properties of TN of record in Instrument No. 20170215-0015660, in the Register's Office of Davidson County, Tennessee, dated February 09, 2017 and recorded on February 15, 2017.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Warren B. Sloan's Plan of Reserved Factory Sites, as recorded in Plat Book 421, Page 169.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141120- 0107174, as amended in Instrument Nos. 20150113-0003651, 20150814-0081914, 20160826- 0089501, 20160922-0099884, 20180725-0072479 and 20190228-0018398.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for

Stormwater Facilities and Systems recorded in Instrument No. 20140707-0059372 and Instrument No. 20181206- 0118890.
Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 5039, Page 863.
Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140916-0084730.
Easement recorded in Instrument No. 20181029-0106558 and Instrument No 20181121-0114523.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ **1005 Treaty Oaks Dr., Nashville, TN 37209**
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Effective the 8 day of September, 2022.

Robert Strobl by Kim Hicks
Robert Strobl by Kim Hicks as Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kim Hicks with whom I am personally acquainted and who proved herself to be the Attorney in Fact for Robert Strobl, and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Notary Public

Printed Name: _____

My Commission Expires: 7/12/2025

George Ziadeh
State of Tennessee Notary Public
Williamson County

**RETURN TO:**
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064



202209090101221

## Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 September 8, 2022.

Storey Carver
Affiant Signature

9/8/2022
Date

State of Tennessee
County of Davidson

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

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

