Karen Johnson Davidson County
Batch# 915791 DEEDWARR
09/13/2022 08:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20220913-0101985

Name and Address of New Owner:
Elizabeth Waites
202 Walden Village Lane
Nashville, TN 37210

Send Tax Statements To:
Elizabeth Waites
202 Walden Village Lane
Nashville, TN 37210

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-22071334

Map and Parcel: 106 05 0A 013.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Heidi R. Frederick Ventura**, married, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Elizabeth Waites**, unmarried, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County,Tennessee, and being Unit No. 13 as shown on Exhibit A-1, of the Declaration Covenants, Conditions and Restrictions of Walden Village, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20151204-0122320, and as corrected in Instrument No. 20151207-0123161, Instrument No. 20151211-0124902, Instrument No. 20151211-0124902 and Instrument No. 20160201-0009720, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

Being the same property conveyed to Heidi R. Frederick, a single person, now known as Heidi R. Frederick Ventura, by Warranty Deed filed for record on September 16, 2016 in Instrument No. 20160916-0097720, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions and Restrictions of Walden Village, a Horizontal Property Regime of record in Instrument No. 20151204-0122320 and as corrected in Instrument No. 20151207-0123161, Instrument No. 20151211-0124902, Instrument No. 20151211-0124902 and Instrument No. 20160201-0009720; By-laws as set forth on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for Walden Village of record in Instrument No. 20151204-0122320; HOA Charter of record in Instrument No. 20160308-0022219; all matters as set forth on Boundary Plat, Trevecca Nazarene University of record in Book 9700, page 395; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20151013-0104081; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151209-0124005 and Instrument No. 20150922-0096385; Development Agreement and Grant of Easements of record in Instrument No. 20160613-0059353; Restrictive Covenant for Detached Structure of record in Instrument No. 20160526-0053170; all matters as set forth on Map of record in Book 2, page 32, Chancery Court for Davidson County, TN; all matters including but not limited to restrictions as set forth in Book 1518, page 568 and Book 1553, page 435; all matters including but not limited to declaration to close street of record in Book 1515, page 444; all matters as set forth on The Flats of Walden Village, Final Plat of record in Instrument No. 20151125-0119517; all of the Register's Office of Davidson County, Tennessee.

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.

This is improved property known as: 202 Walden Village Lane, Nashville, TN 37210

Anthony Ventura, spouse of Heidi R. Frederick Ventura, joins in this conveyance to convey any marital he may have in subject property to the Grantee.

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 1st day of September, 2022.

Heidi R. Frederick Ventura

Anthony Ventura

State of Tennessee

County of Rutherford

Personally appeared before me, Heidi R. Frederick Ventura and Anthony Ventura, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of September, 2022.

Notary Public
My Commission Expires: 9-16-23

STATE OF TENNESSEE NOTARY PUBLIC

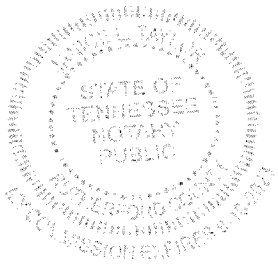
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00.

Affiant Signature

Subscribed and sworn to before me, this 1st day of September, 2022.

Notary Public
My Commission Expires: 9-16-23



Tennessee Certification of Electronic Document

I, James W. Cobb, 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 09/2/2022 (date of document).

Affiant Signature

09/2/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of September, 2022

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

