PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 921987 DEEDWARR
09/27/2022 02:19:12 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20220927-0106943

Ivey Title, LLC Ref: (DM) Title No.: 62815
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kaci Frates Kelly Frates 753 Cottage Park Drive Nashville, TN 37207	NEW OWNER

TAX MAP PARCEL NUMBERS: 060110B05600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$460,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kristen Owen, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto, **Kaci Frates, unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Unit 56 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Cottage Park of record in Inst. No. 20151203-0122006, amended in Inst. No. 20160126-0007567 and Inst. No. 20160928-0102452, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Kristen Owen, an unmarried woman, by Warranty Deed from D225, LLC, a Tennessee limited liability company, dated December 15, 2017 and recorded on December 15, 2017, of record in Inst No. 20171215-0128059, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Cottage Park of record in Inst. No. 20151203-0122006, amended in Inst. No. 20160126-0007567 and Inst. No. 20160928-0102452, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20151203-0122006, amended in Inst. No. 20160126-0007567 and Inst. No. 20160928-0102452, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Agreement for Dedication of Easement for Drainage Easement of record in Inst. No. 20161005-0105145, said Register's Office; Agreement for Dedication of Easement for Natural Conservation Easement of record in Inst. No. 20161005-0105105, said Register's Office; Access Easement and Maintenance Agreement of record in Inst. No. 20211213-0164878, said Register's Office; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Inst. No. 20161005-0105304, said Register's Office.

This is improved property, known as 753 Cottage Park Drive, Nashville, TN 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of September, 2022.

Kristen Owen

Kristen Owen

State of Tennessee

County of Davidson

On this 26th day of September, 2022, before me the undersigned authority, personally appeared Kristen Owen, 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 the execution as a free act and deed.

Margaret H Taylor

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $460,000.00.

Margaret Smith

Affiant

Sworn and subscribed before me this 26 day of September, 2022.

D. Denise Woods

Notary

My Commission Expires:

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024