Karen Johnson Davidson County
Batch# 925075 DEEDWARR
10/04/2022 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $3,894.25
20221004-0109465

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 220942395**

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,052,500.00.

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2022.

Notary Public
My Commission Expires: 7-17-23

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Joseph Cavicchi and K'Lynn Cavicchi<br>495B Broadwell Drive<br>Nashville TN 37220 | New Owner | Tax Parcel ID No.<br>160 08 0B 002.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Cardwell and Lauren Cardwell, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joseph Cavicchi and K'Lynn Cavicchi, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes At 495 Broadwell Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes At 495 Broadwell Drive, a Horizontal Property Regime, of record in Instrument Number. 20170522-0050525 and Amendment recorded in Instrument No. 20180221-0016612, 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 Michael Cardwell and Lauren Cardwell, Husband And Wife, by Warranty Deed from Woodland Street Partners, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20180402-0030398, in the Register's Office of Davidson County, Tennessee, dated March 29, 2018 and recorded on April 02, 2018.

The execution of this instrument is affected by the signature of Michael Cardwell as Attorney-in-Fact for Lauren Cardwell, which Power of Attorney is recorded in Instrument Number ___20221004010946 4_____, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Braventview Hills, as recorded in Plat Book 3300, Page(s) 43 & 44.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170522-0050525 and Amendment recorded in Instrument No. 20180221-0016612.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3345, Page 205 and Book 4404, Page 813.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4940, Page 788; Book 7145, Page 596 and Book 7267, Page 23.

This is improved property located at 495B Broadwell Drive Nashville TN 37220

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 3rd day of October, 2022.

Michael Cardwell

Lauren Cardwell by Michael Cardwell as Attorney-in-Fact

attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Cardwell with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Cardwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lauren Cardwell and that he is authorized by Lauren Cardwell to execute this instrument on his behalf.

Witness my hand, at office, this 3rd day of October, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

Certificate of Authenticity

I, Jameika Jones, 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 10/3/2022.

Date

Jameika Jones
Affiant Signature

10/04/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 4th day of October, 20 22.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)