WARRANTY DEED

Karen Johnson Davidson County
Batch# 932413 DEEDWARR
10/21/2022 10:10:40 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20221021-0114742

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Brenda L Gable
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Brenda L. Gable	SAME	034-07-0A-115.00 CO
(NAME)	(NAME)	
✓ 369 Harbor Village Drive	369 HARBOR VILLAGE DR	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	MADISON TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221988

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ascend Rentals, LLC, a Tennessee Limited Liability Company,**hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Brenda L. Gable, an unmarried woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit No. 95 (also referred to as Lot No. 95 on some deeds) on the Plan of Harbor Village, Phase IV, Revision I, a Horizontal Property Regime with Private Elements, as shown on the Townhomes Property Line Exhibit to the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20050120-0007505, in the Register's Office of Davidson County, Tennessee, and as established by Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements recorded in Instrument Number 20030611-0080857, as amended in Instrument Number 20030723-0102986 and Instrument Number 20050120-0007505, which was corrected by Instrument Number 20050729-0088636, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ascend Rentals, LLC by Warranty Deed from Music City Monopoly Company, LLC, dated August 31, 2022 and filed of record in Instrument No. 20220906-0099655, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements recorded in Instrument Number 20030611-0080857, as amended in Instrument Number 20030723-0102986 and Instrument Number 20050120-0007505, which was corrected by Instrument Number 20050729-0088636; Book 6628, page 577, as amended in Book 6646, page 543; Book 10672, page 743; Instrument No. 20010817-0089318; Instrument No. 20070205-0014894; Instrument No. 20170808-0081338 and Instrument No. 20170918-0095380, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:

Stormwater Detention Agreement appearing of record in Instrument No. 20021105-0135703 and Instrument No. 20021121-0144783, Register's Office for said County.

Comcast easement appearing of record in Instrument No. 20110930-0075699, Register's Office for said County.

Rights of others in and to party walls.

Unimproved ☐

This is improved ☒ property, known as 369 Harbor Village Drive, Madison, TN 37115
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 20th day of October, 2022.

Ascend Rentals LLC

BY: Alvin D Hale, SOLE MEMBER

Alvin D. Hale, Sole Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Alvin D. Hale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Sole Member (or other officer authorized to execute the instrument) of Ascend Rentals, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member (or other authorized officer).

Witness my hand, at office, this 20th of October, 2022.

Notary Public
My Commission Expires: 4/26/26



PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075