Karen Johnson Davidson County
Batch# 932497 DEEDWARR
10/21/2022 12:52:30 PM 4 pgs
Fees: $23.00 Taxes: $2,571.50
20221021-0114863

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 37372-10-2022

OFFICIAL STAMP
Alexa Silver
NOTARY PUBLIC - OREGON
COMMISSION NO. 1010540
MY COMMISSION EXPIRES March 24, 2025

STATE OF Oregon
COUNTY OF Washington

The actual consideration or value, whichever is greater, for this transfer is: $695,000.00.

Affiant

Subscribed and sworn to before me this 19th day of October, 2022.

Notary Public

y Commission Expires: March 24, 2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Virginia Boe Johnston, Crews Johnston 511 C Chesterfield Avenue Nashville, TN 37212	New Owner 511 C Chesterfield Ave Nashville, TN 37212	Map and Parcel No.: 104100R00300CO

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, **Shankik J. Fernando, unmarried and Roshan Fernando, married, as joint tenants with rights of survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Virginia Boe Johnston, an unmarried woman and Crews Johnston, an unmarried man, as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 511 C Chesterfield Avenue, Nashville, TN 37212.

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

Subject property has never been the marital residence of the Grantees.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 19th day of October, 2022.

Shanik J. Fernando by ~~Roshan~~ Fernando,
his ~~attorney~~-in-fact

Roshan Fernando

STATE OF Oregon

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roshan Fernando, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2022.

Notary Public

My Commission Expires: March 24, 2025

OFFICIAL STAMP
Alexa Silver
NOTARY PUBLIC - OREGON
COMMISSION NO. 1010540
MY COMMISSION EXPIRES March 24, 2025

STATE OF Oregon

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roshan Fernando, 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 Shanik J. Fernando, and he is authorized by Shanik J. Fernando to execute this instrument on his behalf.

Witness my hand, at office, this 19th day of October, 2022.

Notary Public

My Commission Expires: March 24, 2025

OFFICIAL STAMP
Alexa Silver
NOTARY PUBLIC - OREGON
COMMISSION NO. 1010540
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3, together with the appurtenant interest in the common elements of The Chesterfield, a horizontal property regime with private elements established by Declaration in Instrument No. 20120627-0056191, amended in Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned amendment to Declaration of record in Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shanik J. Fernando, an unmarried man and Roshan Fernando, an unmarried man, as joint tenants with rights of survivorship, by deed dated August 14, 2017 from Derek A. Bell of record in Instrument No. 20170817-0084571, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable. Map and Parcel No. 104100R00300CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Chesterfield, of record in Instrument No. 20120627-0056191, amended in Instrument No. 20121025-098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan attached as Exhibit C to the Declaration of record as Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 1129, page 133, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenants contained in an instrument of record in Book 741, pages 516, 675, and 668, Book,731, page 425, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Sanitary Sewer and Appurtenances of record in Instrument No. 20120827-0076955, and Instrument No. 20070302-0025616, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Storm Drainage and Appurtenances of record in Instrument No. 20070409-0041475, Register's Office for Davidson County, Tennessee.
9. Conveyance to the State of Tennessee of record in Book 5028, page 724, Register's Office for Davidson County, Tennessee.
10. Rights of others in and to the use of the common areas/elements.
11. Agreement for Dedication of Easement of Water Line and Appurtenance of record in Instrument No. 20120817-0077080, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/19/22

GEORGE E. MUDTER, JR.
Dated 10/19/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/19/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

