Karen Johnson Davidson County
Batch# 934123 DEEDWARR
10/27/2022 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20221027-0116380

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220942495

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

Josephine Sanchez
Affiant

Subscribed and sworn to before me, this 26th dayof October, 2022.

Ashlee D Page
Notary Public
My Commission Expires: 11/08/2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shawnam Saberi 2522 Colbert Drive Nashville TN 37206	New Owner 2522 Colbert Drive Nashville, TN 37206	Tax Parcel ID No. 084-01-0F-001.00 CO

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, **Gregory J. Frank, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shawnam Saberi**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1, Joule, as described in the Declaration of Covenants, Conditions and Restrictions for Joule, of record in Instrument No. 20160815-0084729, amended in Instrument Nos. 20170426-0041065 and 20171204-0123409, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to GREGORY J. FRANK, by deed from JOULE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180410-0033712, dated April 6, 2018, 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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 084-01-0F-001.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160815-0084729, amended in Instrument No. 20170426-0041065 and Instrument No. 20171204-0123409, said Register's Office.

Sanitary Sewer Easement of record in Book 3498, page 632, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4154, page 190, said Register's Office.

Public Access Easement of record in Instrument No. 20160518-0049528, said Register's Office. Agreement for Dedication of Public Street Right of Way of record in Instrument No. 20151221-0128088 and Instrument No. 20160108-0002230, said Register's Office.

Grant of Easement of record in Instrument No. 20180207-0012285, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151102-0111071, said Register's Office.
Agreement for Maintenance of Landscape Buffer of record in Instrument No. 20160815-0084730, said Register's Office.

This is improved property located at 2522 Colbert Drive Nashville TN 37206

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 26th dayof October, 2022.

Gregory J. Frank

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 26th dayof October, 2022.

Notary Public

KATIE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

Certificate of Authenticity

I, Holly A. Mason, 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 October 26, 2022.

Affiant Signature

10/26/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022