THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641402**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,900,000.00. Affiant Subscribed and sworn to before me, this 2nd day of November, 2022. Notary Public My Commission Expire

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 937413 DEEDWARR
11/03/2022 10:49:34 AM 2 pgs
Fees: $13.00 Taxes: $10,730.00

20221103-0118667

WARRANTY DEED

Address New Owner: Phillip Wilson and Amanda Wilson 3504A Amanda Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 11 0L 001.00

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, **Kimberly G. Shepard and Bradley Shepard, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip Wilson and Amanda Wilson, husband and wife**, ("Grantees"), their 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 No. 1 of the 3504 Amanda Avenue Condominium, a horizontal property regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for 3504 Amanda Avenue Condominium of record in Instrument Number 20050715-0082376, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of 3504 Amanda Avenue Condominium, as shown an Exhibit "A" to the Master Deed, of record in Instrument No. 20050715-0082376, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kimberly G. Shepard and Bradley Shepard, wife and husband, by Warranty Deed from Curtis L. Heitkamp and Heidi L. Heitkamp, husband and wife of record in Instrument No. 20180611-0055954, in the Register's Office of Davidson County, Tennessee, dated June 08, 2018, and recorded on June 11, 2018.

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 for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Regime for 3504 Amanda Avenue Condominium of record in Instrument No. 20050715-0082376; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4096, Page 769.

This is improved property located at 3504A Amanda Avenue Nashville TN 37215

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 28th day of October, 2022.

Kimberly G. Shepard

Kimberly G. Shepard

Bradley Shepard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly G. Shepard and Bradley Shepard, 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 28th day of October, 2022.

Notary Public

My Commission Expires: _____

