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

CRT File No. 221042836

Karen Johnson Davidson County
Batch# 944824 **DEEDWARR**
11/28/2022 10:07:48 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20221128-0124412

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $485,000.00.

Katie Bradley
Affiant

Subscribed and sworn to before me, this 23rd day of November, 2022.

Notary Public
My Commission Expires: [illegible]

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Cowan 320 Old Hickory Blvd #501 Nashville TN 37221	New Owner	Tax Parcel ID No. 128 12 0A 028.00

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, **Sean W. Moore and Kelley M. Moore, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Cowan, unmarried,** ("Grantees"), its 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 No. 28 Building 5, together with the appurtenant interest in the common elements of Section 5, Phase 1A Eagle Ridge at The Reserve, a horizontal property regime established by Master Deed, of record in Instrument No. 20011011-0110875 and Scrivener's Affidavit recorded in Instrument No. 20051129-0143344 and Supplement and Amendment in Instrument No's. 20020313-0031651 and 20020524-0063780, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean W. Moore and Kelley M. Moore, husband and wife, by Warranty Deed from Shannon Miller, a married woman, of record in Instrument No. 20200330-0033733, in the Register's Office of Davidson County, Tennessee, dated March 27, 2020 and recorded on March 30, 2020.

The execution of this instrument is affected by the signature of Nathan L. Powers as Attorney-in-Fact for Sean W. Moore and Kelley M. Moore, which Power of Attorney is recorded in Instrument No. 20221128-0124410 Register's Office for Davidson County, Tennessee.

20221128-0124411

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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Robertson Highlands Old Hickory Boulevard & Highway 70 South, as recorded in Book 7900, Page 896 thru 898.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fourth Revision of Subdivision of Phase 1, Nashville Highlands, A Planned Unit Development, as recorded in Instrument No. 20041019-0125465.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the

Master Deed establishing Eagle Ridge at the Reserve Condominium of record in Instrument No. 20011011-0110875 and Scrivener's Affidavit recorded in Instrument No. 20051129-0143344, and Supplement and Amendment by instrument(s) of record in Instrument No(s). 20020313-0031651 and 20020524-0063780; 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 Sewer Lines, recorded in Book 5074, Page 945.

Easement for Drainage Facility, recorded in Book 7861, Page 559 and Book 8083, Page 534.

Easement for Right of Way, recorded in Instrument No's. 20140924-0087653 and 20180611-0055669.

Easement for Declaration of Reciprocal Access and Maintenance, recorded in Instrument No. 20191001-0100109.

Option Agreement as set forth in instrument recorded in Book 5074, Page 856 and Conditional Partial Release of Option recorded in Instrument No. 20000831-0086324.

Option Agreement as set forth in instrument recorded in Book 9600, Page 924.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20001103-0109348.

Resolution recorded in Instrument No. 20010720-0077384.

This is improved property located at 320 Old Hickory Blvd #501 Nashville TN 37221

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 23rd day of November, 2022.

Sean W. Moore by Nathan L. Powers as attorney in fact

Sean W. Moore
by Nathan L. Powers, As Attorney-In-Fact

Kelley M. Moore by Nathan L. Powers as attorney in fact

Kelley M. Moore
by Nathan L. Powers, As 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, Nathan L. Powers, 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, and who further acknowledged that they are the Attorney-in-Fact for Sean W. Moore and Kelley M. Moore, and they are authorized by Sean W. Moore and Kelley M. Moore to execute this instrument on their behalf.

Witness my hand, at office, this 23rd day of November, 2022.

Notary Public
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Oct. 27, 2025