THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042767** Karen Johnson Davidson County Batch# 945400 DEEDWARR 11/29/2022 09:23:50 AM 2 pgs Fees: $13.00 Taxes: $1,332.00 20221129-0125042	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00 Affiant Subscribed and sworn to before me, this 23rd day of November, 2022. Notary Public My Commission Expires:

APRIL N. BENNETT STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/06/2026 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Oliver Lee Gunter, Jr., and Bertha Reyna Gunter 1112 Clifton Lane #1 Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 09 0D 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, **Stephen W. Rose, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Oliver Lee Gunter, Jr., a married man and Bertha Reyna Gunter, an unmarried woman** as tenants in common with * ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*rights of survivorship

Land in Davidson County, Tennessee, Being Unit No. 1, Glendale Condominium, as established under Master Deed of record in Instrument 20080104-0001233, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Stephen W. Rose, Unmarried, by Warranty Deed from Cape & Austin Development LLC, An Arizona Limited Liability Company, of record in Instrument No. 20190716-0069499, in the Register's Office of Davidson County, Tennessee, dated July 12, 2019 and recorded on July 16, 2019.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Glendale Condominium of record in Instrument No. 20080104-0001233, as amended by instrument(s) of record in ; 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 Garage Encroachment, recorded in Instrument No. 20071226-0146955.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BZS-22-1112-T

This is improved property located at 1112 Clifton Lane #1 Nashville TN 37204

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.

Stephen W. Rose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen W. Rose, 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 23rd day of November, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026