Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 221142978

Karen Johnson Davidson County
Batch# 951876 DEEDWARR
12/15/2022 11:14:05 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20221215-0129913

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $230,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of December, 2022.

Notary Public
My Commission Expires:

KARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lisa N. Valentine and John Valentine 414 Rosedale Avenue #304 Nashville TN 37211	New Owner	Tax Parcel ID No. 105-16-0C-064.00-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, **Makenzie Collins, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa N. Valentine , an unmarried woman and John Valentine, a married man, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414304, Building No. C-2, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Makenzie Collins, single woman by Warranty deed from Ashley Carson Smith, a single woman of record in Instrument No. 20210301-0025285 Register's Office for Davidson County, Tennessee, dated February 22, 2021 and recorded on March 1, 2021.

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, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 90, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140903-0080570, as amended in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231, Instrument No. 20151019-0106253 and Instrument No. 20160524-0051837, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of Park at Melrose Heights Condominium Association, Inc. of record in Instrument No. 20140820-0075537, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4251, Page 953, in the Register's Office for Davidson County, Tennessee.

Easements retained by Metro Government pursuant to an alley closure of record as Bill No. 087-22 in the Metro Clerks Office, closing Alley No. 1833 east of Canady Avenue.

Application to combine parcels of record in Instrument No. 20080508-0047907, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20081103-0108990, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20081103-0108951, in the Register's Office for Davidson County, Tennessee.
Grant of Utility Line Easement of record in Instrument No. 20131219-0128193, in the Register's Office for Davidson County, Tennessee.

All matters set forth in the Declaration Establishing 440 Business Center Land Condominium of record in Instrument No. 20111209-0096389, as amended in Instrument No. 20130904-0093227, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plan as Exhibit "D" of the Declaration of record in Instrument No. 201111209-0096389, as amended by Instrument No. 20130904-0093227, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument No. 20150126-0007090, in the Register's Office for Davidson County, Tennessee.

Assignment of Declarant's Rights of record in Instrument No. 20151019-0106253, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument No. 20180309-0022562, in the Register's Office for Davidson County, Tennessee.

Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151120-0117818, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 414 Rosedale Avenue #304 Nashville TN 37211

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 13th day of December, 2022.

Makenzie Collins

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Makenzie Collins, 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 12 day of December, 2022.

Notary Public
My Commission Expires: 11/5/24

JAMILLAH RASHEEDAH GOULD THOMAS
Notary Public - State of New York
NO. 01GO6271797
Qualified in New York County
My Commission Expires Nov 5, 2024