THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221143052**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 19th day of December, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 953407 DEEDWARR
12/20/2022 10:48:39 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20221220-0131316

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 202

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Scott Tuke and Karen Tuke 4320 Butler Circle Boulder, CO 80305	New Owner	Tax Parcel ID No. 128 12 0A 119.00

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, **Brian Schafer, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Tuke and Karen Tuke, husband and wife**, ("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. 119, Building No. 27, on the Plan of Eagle Ridge at the Reserve, Section 7, Phase 1B, of record Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 21, to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003694, 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 Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Brian Schafer, a single man, by Warranty Deed from Ryan G. Hemby, unmarried, of record in Instrument No. 20160802-0079677, in the Register's Office for Davidson County, Tennessee, dated August 1, 2016 and recorded on August 2, 2016.

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 P.U.D. Boundary Plat, Robertson Highlands, as recorded in Plat Book 7900, Page(s) 896 through 898.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Third Revision of Subdivision of Phase 1, Nashville Highlands, A Planned Unit Development, as recorded in Instrument No. 20030106-0001894.
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, as corrected by Scrivener's Affidavit of record in Instrument No. 20051129-0143344, as supplemented and amended by instrument(s) of record in Instrument No. 20030108-0003694; 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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010116-0004521.
Easement recorded in Book 5074, Page 945; Book 7861, Page 559; Book 8083, Page 534; Instrument No. 20140924-0087653 and Instrument No. 20180611-0055669.
Easement for Declaration of Reciprocal Access and Maintenance, recorded in Instrument No. 20191001-0100109.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20001103-0109348.

This is improved property located at 320 Old Hickory Blvd. #2707 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 19th day of December, 2022.

Brian Schafer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Schafer, 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 19th day of December, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025