WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3394818

Return to:
Steltemeier & Westbrook, PLLC
220 Second Avenue, South
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 963503 DEEDWARR
01/24/2023 08:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20230124-0005245

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater, is $475,000.00.

Laura Lea Bryant
Affiant

Subscribed and sworn to me, this the 20th day of January, 2023.

Notary Public - Larry N. Westbrook

My commission expires: 3/26/2025

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Property Address:	**Parcel ID**:
788 Cottage Park Drive Nashville, TN 37207	060-11-0B-034.00
Property owner:	**Mail tax bills to:**
Laura Lea Bryant 788 Cottage Park Drive Nashville, TN 37207	Legacy Home Loans, LLC d/b/a Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027

THIS INDENTURE is made effective the 20th day of January, 2023, by **Robert DeRoma and Kimberly Mattson, husband and wife,** First Parties, for the purpose of conveying the premises described herein to Laura Lea Bryant, an unmarried woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

The following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit 34, Cottage Park, a horizontal property regime with private elements, as established by declaration of covenants, conditions and restrictions, as shown on plat of record in Instrument No. 20151203-0122006, as amended in Instrument No. 20160126-0007567 and Instrument No. 20160928-0102452 in the Register's Office for Davidson County,

Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert DeRoma, a single man, by Warranty Deed dated January 6, 2021 from Ronald Blocker, unmarried, recorded January 8, 2021 at Instrument No. 20210108-0003842, Register's Office for Davidson County, Tennessee.

Kimberly Mattson, wife of Robert DeRoma, party of the first part, joins in the execution of this Warranty Deed for the express purpose of conveying any and all rights which she may have in and to the above described property, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, though, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cottage Park, of record at Instrument No. 20151203-0122006; as amended at Instrument No. 20160126-0007567 and Instrument No. 20160928-0102452; Quitclaim Deed to Cottage Park Homeowner's Association, Inc. recorded at Instrument No. 20150414-0032936; Quitclaim Deed to Cottage Park Homeowner's Association, Inc. recorded at Instrument No. 20150429-0038440 and Access Easement and Maintenance Agreement recorded at Instrument No. 20211213-0164878, Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 23 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Robert DeRoma

Kimberly Mattson

STATE OF Arkansas)
COUNTY OF Garland)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Robert DeRoma**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Garland County, this the 28 day of December, 20 22.

NOTARY PUBLIC

My Commission Expires: 3/15/23

DARRELL JONES
GARLAND COUNTY
Commission # 12393566
My Commission Exp. 3/15/23

STATE OF Arkansas)
COUNTY OF Garland)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Kimberly Mattson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Garland County, this the 28 day of December, 20 22.

NOTARY PUBLIC

My Commission Expires: 3/15/23

DARRELL JONES
GARLAND COUNTY
Commission # 12393566
My Commission Exp. 3/15/23

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

TRUE COPY CERTIFICATION

I, Larry N. Westbrook, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this is a true and exact copy of the original document executed and authenticated according to law on January 20, 2023.

Signature – Larry N. Westbrook

Date: January 23, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23rd day of January, 2023.

Notary Public

My Commission Expires: 8/27/23

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY