THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143363** Karen Johnson Davidson County Batch# 966017 DEEDWARR 01/31/2023 11:48:55 AM 2 pgs Fees: $13.00 Taxes: $1,147.00 20230131-0007144	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 27th day of January, 2023. Notary Public My Commission Expires: ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Mary Lindley Carswell 3818 West End Avenue #109 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 09 0K 109.00

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, **Patrick Edward Hanlon Burke** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Lindley Carswell, 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. 109, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by the Master Deed and By-Laws of record in Book 7332, Page 380, as amended in Book 7902, Page 113; Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Side Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Patrick Edward Hanlon Burke, by Quitclaim Deed from F. Anthony Burke, of record in Instrument No. 20090109-0002383, in the Register's Office of Davidson County, Tennessee, dated December 11, 2008 and recorded on January 9, 2009.

Being the same property conveyed to F. Anthony Burke, married, by Warranty Deed from Burnita C. Hudgins, an individual, unmarried, of record in Instrument No. 20030728-0105184, in the Register's Office of Davidson County, Tennessee, dated July 19, 2003 and recorded on July 28, 2003.

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 The Montclair, as recorded in Plat Book 6900, Page 954.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Montclair of record in Book 7332, Page 380, as amended by instrument(s) of record in Book 7902, Page 113; Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471; 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.
Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 6846, Page 838.

Easement recorded in Book 6846, Page 833 as corrected in Book 6881, Page 926 and Book 7902, Page 109; and Book 7902, Page 145.

This is improved property located at 3818 West End Avenue #109 Nashville TN 37205

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 27th day of January, 2023.

Patrick Edward Hanlon Burke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick Edward Hanlon Burke, 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 27th day of January, 2023.

Notary Public
My Commission Expires: 5/7/24

RYAN DIECK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024