THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143340** Karen Johnson Davidson County Batch# 970427 DEEDWARR 02/13/2023 02:04:30 PM 3 pgs Fees: $18.00 Taxes: $1,702.00 20230213-0010399	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Kelley Barfield Affiant Subscribed and sworn to before me, this 7th day of February, 2023. Notary Public My Commission Expires: 11/15/26 KIM KERN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Luke G. Daley 225 Westchase Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 03 0F 025.00

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, **John Denson, Trustee of the John Denson Revocable Living Trust Agreement dated March 30, 2009, amended and restated on April 4, 2014**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Luke G. Daley, a single man**("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. 225 on the Site Plan of Phase I, Westchase Condominium Apartments, a Horizontal Property Regime, as of record in Book 5200, Page 578, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description, together with the appurtenant Interest in the common elements of Westchase Condominiums, a Horizontal Property Regime, established by Master Deed of record in Book 6097, Page 266, as amended in Book 6112, Page 677, Book 6341, Page 380, and Book 6866, Page 362, said Register's Office.

Being the same property conveyed to John Denson, Trustee of the John Denson Revocable Living Trust Agreement dated March 30, 2009, by Quitclaim Deed from John Lane Denson, unmarried, of record in Instrument No. 20201204-0141256, in the Register's Office of Davidson County, Tennessee, dated October 30, 2020 and recorded on December 04, 2020.

Being the same property conveyed to John Lane Denson, unmarried, by Quitclaim Deed from John Denson, Trustee of the John Denson Revocable Living Trust Agreement dated March 30, 2009, of record in Instrument No. 20201103-0128451, in the Register's Office of Davidson County, Tennessee, dated October 26, 2020 and recorded on November 03, 2020.

Being the same property conveyed to John Denson, Trustee, John Denson Revocable Living Trust Agreement dated March 30, 2009, by Quitclaim Deed from John L. Denson, IV, unmarried, of record in Instrument No. 20100629-0050694, in the Register's Office of Davidson County, Tennessee, dated June 24, 2010 and recorded on June 29, 2010.

Being the same property conveyed to John L. Denson, IV, unmarried, by Warranty Deed from Candice L. Reed, a single person, of record in Instrument No. 20100615-0046262, in the Register's Office of Davidson County, Tennessee, dated June 11, 2010 and recorded on June 15, 2010.

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 Phase I, Westchase Condominium Apartments (not legible), as recorded in Book 5200, Page 578.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Phase I, Westchase Condominium Apartments of record in Book 6097, Page 266, as amended by instrument(s) of record in Book 6112, Page 677, Book 6341, Page 380, and Book 6866, Page 362; 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 Sanitary Sewers and/or Storm Drainage, recorded in Book 3958, Page 146; Book 3966, Page 144 and Book 3943, Page 948.

Easement for Sanitary Sewer, recorded in Book 3371, Page 270.

Easement for Right of Way, recorded in Instrument No. 20100219-0012994.

This is improved property located at 225 Westchase Drive 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 7th day of February 2023.

The John Denson Revocable Living Trust Agreement dated March 30, 2009, amended and restated on April 4, 2014

By: John Denson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Denson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the John Denson Revocable Living Trust, dated March 30, 2009, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 7th day of February, 2023.

Notary Public

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

Certificate of Authenticity

I, Joshua A. Terry, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/7/2023.

Affiant Signature

2/8/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/8/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON