THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243657**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Affiant Subscribed and sworn to before me, this 17th day of February, 2023. Notary Public My Commission Expires: 11/2/26

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 973465 DEEDWARR
02/23/2023 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20230223-0012817

WARRANTY DEED

Address New Owner: PMG Development, LLC **227 Cheswick Court** **Nashville, TN 37215**	Send Tax Bills To: **PMG Development, LLC** **209 West 2nd. St.** **STE 309** **Ft. Worth, TX 76102**	Tax Information: Tax Parcel ID No. 131 05 0C 227.00

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, **Sharon K. Roberts, an unmarried individual** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PMG Development, LLC, a Texas limited liability company**, ("Grantees"), their 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. 227, together with the appurtenant interest in the common elements of The Hillsborough condominiums, a Horizontal Property Regime established by Master Deed, of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hillsborough of record in Book 6250, Page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharon K. Roberts, an unmarried individual, by Warranty Deed from Gerard B. Creagh and Ellen L. Creagh, husband and wife, of record in Instrument No. 20121212-0114314, in the Register's Office of Davidson County, Tennessee, dated November 28, 2012 and recorded on December 12, 2012.

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 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Hillsborough, as recorded in Book 6250, Page 699.

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 Hillsborough Condominium of record in Book 6822, Page 721; 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 Deed Restrictions recorded in Book 6566, Page 4.

Covenants, Conditions and Restrictions as set forth in Covenants recorded in Book 6674, Page 583.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4161, Page 814 and Book 6229, Page 484.

Easement for Highway Purposes, recorded in Book 4377, Page 710 and Book 4403, Page 627.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6702, Page 330.

Resolution of record in Book 7052, Page 19.

This is improved property located at 227 Cheswick Court Nashville TN 37215

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 17th day of February, 2023.

Sharon K. Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sharon K. Roberts, 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 17th day of February, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **2/17/2023** (date of document).

Affiant Signature

2/17/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **February**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

