WARRANTY DEED

Karen Johnson Davidson County
Batch# 976474 DEEDWARR
03/02/2023 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230302-0015147

File #23-DM-1900-502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brady Toops	Acopia, LLC	
(NAME)	(NAME)	
1900 12th Avenue South, Unit 502	306 Northcreek Blvd, Suite 100	**105 09 1H 068.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOUGLAS DAWSON, AND MELINDA DAWSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADY TOOPS, A SINGLE MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 502, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument No. 20181119-0113627, as amended in Instrument No. 20181128-0116220 and Instrument No. 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas Dawson and Melinda Dawson, husband and wife, by Special Warranty Deed from Mainland Belmont, LLC, a Tennessee limited liability company, of record in Instrument No. 20200107-0002268, in the Register's Office of Davidson County, Tennessee, dated January 03, 2020, and recorded on January 07, 2020.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Seventy-Three, Edgehill Estates, as recorded in Book 4715, Page 50.
*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 Chelsea Condominium of record in Instrument No. 20181119-0113627, as amended by instrument(s) of record in Instrument No. 20181128-0116220 and Instrument No. 20190226-0017434; 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 Restrictive Covenants recorded in Book 4220, Page 723.
*Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 5691, Page 766.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150723-0072512.
*Easement for Public Street Right-of-Way and Pedestrian Access, recorded in Instrument No. 20151216-0126629.
*Easement for Broadband Communications Services, recorded in Instrument No. 20180207-0012292.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1900 12th Avenue South, Unit 502, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 1st day of March, 2023.

Douglas Dawson

Melinda Dawson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2023, before me personally appeared Douglas Dawson and Melinda Dawson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of March, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 this the 1st day of March, 2023.

Affiant Signature
Date 03/01/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

