Karen Johnson Davidson County
Batch# 981218 DEEDWARR
03/15/2023 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20230315-0018839

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 230343859**

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $485,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this 15th day of March, 2023.

Julie Baily
Notary Public
My Commission Expires: 9-2-2024

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Grace Austin<br>1435 57th Avenue North<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>091 06 0M 018.00 |

**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, **Alexis M. Gorman, married, and Mary Beth Army, unmarried, as joint tenants with right of survivorship,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grace Austin, a single woman,** ("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. 18 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, in Instrument No. 20150929-0098582, Instrument No. 20151218-0127193 and in Instrument No. 20151218-0127350 and Instrument No. 20191212-0128095 and Attorney's Certificate recorded in Instrument No. 20170123-0007057, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Alexis Paige Martin, unmarried and Mary Beth Army, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Joseph Vincent Quevedo and Joane H. Quevedo, husband and wife, of record in Instrument No. 20201112-0133362, in the Register's Office of Davidson County, Tennessee, dated November 08, 2020 and recorded on November 12, 2020.

Alexis Paige Martin is n/k/a Alexis M. Gorman. Joshua Gage Gorman joins in this conveyance for the purpose of conveying all right, Title, and interest he may have in and to the above described property as spouse of Alexis M. Gorman.

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.

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 Plan No 2 of West Nashville, as recorded in Book 57, Page 172.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141223-0117663, as Supplemented in Instrument No. 20150424-0036748; Instrument No. 20150929-0098582; Instrument No. 20151218-0127193; Instrument No. 20151218-0127350 and Instrument No. 20191212-0128095 and Attorney's Certificate recorded in Instrument No. 20170123-0007057.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140821-0076262.

Easement for Public Sidewalk, Street, Highway, Thoroughfare, and/or Parkway, recorded in Book 1939, Page 214.

Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 5010, Page 359 and Book 5010, Page 421.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140821-0076274; Instrument No. 20141219-0116173; Instrument No. 20141219-0116216 and Instrument No. 20151125-0119709.

This is improved property located at 1435 57th Avenue North Nashville TN 37209

**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 15th day of March, 2023.

Alexis M. Gorman

Alexis M. Gorman

Mary Beth Army

Mary Beth Army

Joshua Gage Gorman

Joshua Gage Gorman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexis M. Gorman, Mary Beth Army, and Joshua Gage Gorman, 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 15th day of March, 2023.

Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

## Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 15, 2023 (date of document).

Affiant Signature

March 15, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 15th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023