Karen Johnson Davidson County
Batch# 982656 DEEDWARR
03/20/2023 03:35:09 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20230320-0020101

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

CRT File No. 230243793

STATE OF TENNESSE
COUNTY OF DAVIDS

The actual consideration
for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of March, 2023.

Notary Public
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler Paul Hinkson 1603A 22nd Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 081 15 0 060.00

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, **Carlyle Carroll, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler Paul Hinkson**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A, of Sixteen-Three TwentySecond Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Sixteen-Three TwentySecond Avenue North, a Horizontal Property Regime, of record in Instrument Number. 20220407-0040707, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Carlyle Carroll, an unmarried, by Warranty Deed from Or Nitzan, of record in Instrument No. 20120807-0070040, in the Register's Office of Davidson County, Tennessee, dated June 29, 2012 and recorded on August 07, 2012.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

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.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 081 15 0K 001.00 CO

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of S. A. Champion's Subdivision, as recorded in Book 161, Page 132.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220407-0040707.

This is improved property located at 1603A 22nd Avenue North Nashville TN 37208

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 14th day of March, 2023.

Carlyle Carroll

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carlyle Carroll, 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 14th day of March, 2023.

Notary Public
My Commission Expires: 5/7/24

