THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343988** Karen Johnson Davidson County Batch# 987959 **DEEDWARR** 04/04/2023 08 21 20 AM 3 pgs Fees $18 00 Taxes $3,326 30 20230404-0024234	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) The actual consideration or value, whichever is greater, for this transfer is: $899,000.00 Affiant Subscribed and sworn to before me, this 31st (AH) day of March, 2023. Notary Public My Commission Expires: 7/2/2024

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-2-2024

WARRANTY DEED

Address New Owner Charles M. Spicer and Sandra K Smith Chastain 1060B Woody Lane Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Tax Information Tax Parcel ID No 105 10 0J 010.00

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, **Shelby Elias** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles M. Spicer, as to a 50% undivided tenant-in-common interest, and Sandra K. Smith Chastain, as to a 50% undivided tenant-in-common interest** ("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 10 of The Nines At Wedgewood Townhomes, A Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Nines At Wedgewood Townhomes, a Horizontal Property Regime, of record in Instrument Number 20150930-0099342, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Shelby Elias, a Married Man, by Warranty Deed from GBKA Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220427-0048471, in the Register's Office for Davidson County, Tennessee, dated April 22, 2022 and recorded on April 27, 2022

Said property was never the marital residence of Grantor.

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 Wedgewood Park, as recorded in Instrument No 20110627-0048884.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141024-0098148.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20150930-0099342

Easement for Sanitary Sewers And/Or Storm Drainage, recorded in Instrument No 20050406-0037548 .

Easement for Sanitary Sewers And/Or Storm Drainage Water Mains, Pumps And Appurtenances, recorded in Instrument No 20060925-0118136 and Instrument No 20061010-0125949

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050321-0030406 and Instrument No. 20060925-0118083.

This is improved property located at 1815 Ridley Blvd #10 Nashville TN 37203

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 30th day of March, 2023

Shelby Elias

STATE OF CA)
COUNTY OF Placer)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shelby Elias, 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 30th day of March, 2023

Notary Public
My Commission Expires: 11/26/2023



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

On 3/30/2023 before me, B. Palmer, Notary Public
(insert name and title of the officer)

personally appeared Shelby Elias,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

B. PALMER
COMM. # 2313915
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES NOV 26, 2023

Signature _____ (Seal)