THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344092** Karen Johnson Davidson County Batch# 989188 DEEDWARR 04/06/2023 11 37 37 AM 2 pgs Fees $13 00 Taxes $1,354 20 20230406-0025186	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $566,000.00 SABRINA SCHULHAUSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025 Affiant Subscribed and sworn to before me this 5th day of April, 2023. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Larry Thomas Carvell 418 Bradford Green Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 142 07 0C 024.00

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, **Jeffrey H. Sneed and B. Todd Sneed the Heirs at Law of Linda K. Sneed** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry Thomas Carvell, an unmarried man**, ("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. 24 Ashley Green, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 7184, Page 71, said Register's Office (collective the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Linda K. Sneed, Unmarried, by Warranty Deed from Carmen M. Emerson and James W. Emerson, Wife and Husband, of record in Instrument No. 20190315-0024037, in the Register's Office of Davidson County, Tennessee, dated March 14, 2019 and recorded on March 15, 2019. Linda K. Sneed having died July 21st, 2022 in Davidson County, Tennessee. Linda K. Sneed having died intestate. Jeffrey H. Sneed and B. Todd Sneed being her only surviving heirs as referenced in Affidavits of Heirship of record in Instrument No. 20230406-0025183 and Instrument No. 20230406-0025184.

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.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Boundary Plat Ashley Green, as recorded in Plat Book 6900, Page 978.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Ashley Green Condominium of record in Book 7184, Page 44; Certificate of Correction and Affidavit recorded in Book 7467, Page 279; Amendment recorded in Book 7482, Page 312 and Instrument No. 20111101-0084880; 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.
Easement for Public Utilities, recorded in Instrument No. 20060724-0088823.
Easement recorded in Instrument No. 20170206-0012423.
Storm Water Detention Agreement as set forth in instrument recorded in Book 6880, Page 121.

This is improved property located at 418 Bradford Green Nashville TN 37221

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 5th day of April, 2023.

Jeffrey H. Sneed by B. Todd Sneed, Attorney-in-Fact B. Todd Sneed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, B. Todd Sneed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jeffrey H. Sneed and that he is authorized by Jeffrey H. Sneed to execute this instrument on his behalf.

Witness my hand, at office, this 5th day of April, 2023.

Notary Public
My Commission Expires: _____

