WARRANTY DEED Karen Johnson Davidson County Batch# 993296 DEEDWARR 04/19/2023 08:15:34 AM 2 pgs Fees: $13.00 Taxes: $1,443.00 20230419-0028640 JM-WG-23-2519-302	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~14th~~ 17th DAY OF APRIL, 2023. Notary Public MY COMMISSION EXPIRES: 7/2/2024 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Charles M. Spicer and Sandra Smith Chastain	**NEW OWNER**	
(NAME) **1060B Woody Lane**	(NAME)	**092-10-0H-030.00-CO**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(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, **KYLE D. SEIDEL, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES M. SPICER, AS TO A 50% UNDIVIDED TENANT-IN-COMMON INTEREST AND SANDRA SMITH CHASTAIN, AS TO A 50% UNDIVIDED TENANT-IN-COMMON INTEREST,** 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. 30, together with the appurtenant interest in the common elements of Clifton Condos, established by Declaration of Covenants, Conditions and Restrictions of Clifton Condos, a Condominium Development of record as Instrument No. 20180413-0035156, and amended as Instrument No. 20181228-0125893, Instrument No. 20190220-0015516, and Instrument No. 20230412-0026678, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Declaration.

Being the same property conveyed to Kyle D. Seidel, an unmarried man by Special Warranty deed from CJ Clifton Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190416-0034963 Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 16, 2019.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20171019 0107284, First Amendment Instrument No. 20181228-0125894, Instrument No. 20180413-0035156 and amended in Instrument No. 20181228-0125893 and Instrument No. 20190220-0015516, and Scrivener's Affidavits correcting these amendments recorded at Instrument No. 20230412-0026678 and Instrument No. 20230412-0026679, Register's Office for Davidson County, Tennessee.
- Charter for The Clifton Homeowners Association, Inc. of record in Instrument Number 20171019-0107283 and Instrument No. 20181023-0105087, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171208-0125437, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20171031-0111325, in the Register's Office for Davidson County, Tennessee.
- Grant of Overhead Line Easement of record in Instrument Number 20180905-0088081, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20061221-0157035 and 2006122 00156948, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20061221-0157074, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2519 Clifton Ave #302, Nashville, Tennessee 37209**.

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 ~~14~~ 13 KS th DAY OF APRIL, 2023.

Kyle D. Seidel

STATE OF WISCONSIN
COUNTY OF BROWN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE D. SEIDEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~14th~~ 13TH CA of April, 2023.

Notary Public CARLOS AJERO
My Commission Expires: DEC 13, 2025
(SEAL)

CARLOS AJERO
Notary Public
State of Wisconsin

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212