THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343970**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $305,000 00 Affiant Subscribed and sworn to before me, this 18th day of April, 2023 Notary Public My Commission Expir

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson Davidson County
Batch# 994322 DEEDWARR
04/20/2023 10 52 20 AM 2 pgs
Fees $13 00 Taxes $1,128 50
20230420-0029129

WARRANTY DEED

Address New Owner: Gloria Grant 1540 Lebanon Pike #214 Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information. Tax Parcel ID No 094 12 0A 214.00

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, **Jake Griffin and Allison Griffin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gloria Grant, unmarried**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows·

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 214 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being the same property conveyed to Jake Griffin and Allison Griffin, husband and wife, by Special Warranty Deed from Ontario Partners, Inc , a Tennessee corporation, of record in Instrument No. 20220916-0103430, in the Register's Office of Davidson County, Tennessee, dated September 15, 2022, and recorded on September 16, 2022

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 River Hills Industrial Park, as recorded in Instrument No 20141124-0108053

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Ontario Condominium of record in Instrument No. 20211215-0165599, Declaration for The Townhomes at Ontario recorded in Instrument No. 20211215-0165600 and Declaration for The Flats at Ontario recorded in Instrument No 20211215-0165601, 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

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20160309-0022452 and Instrument No 20200923-0108889.

Easement for Public Street Right-of-Way, recorded in Instrument No 20210412-0048014
Easement recorded in Instrument No 20211109-0149231

Letter of Responsibility recorded in Instrument No. 20210608-0076795.

This is improved property located at 1540 Lebanon Pike #214 Nashville TN 37210

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 18th day of April, 2023

Jake Griffin

Allison Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jake Griffin and Allison Griffin, 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 18th day of April, 2023

Notary Public

My Commission Expires. _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027