Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

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

CRT File No. 23034053

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $499,000.00

Affiant

Subscribed and sworn to before me, this 5th day of May, 2023

Notary Public
My Commission Expires

SABRINA SCHRAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 1000480 DEEDWARR
05/08/2023 10 05 37 AM 2 pgs
Fees $13 00 Taxes $1,846.30
20230508-0033930

WARRANTY DEED

Address New Owner	Send Tax Bills To.	Tax Parcel ID No
Claton W. Heath 1501 9th Avenue North Unit F Nashville TN 37208	New Owner	081-12-0S-002.00 CO

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, **Mary Michael Daunhauer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Claton W. Heath**, ("Grantee"), his 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 2 on the plan of Buena Vista Place, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Buena Vista Place, a Horizontal Property Regime with Private Elements of record in Instrument No 20140328-0025728, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MARY MICHAEL DAUNHAUER, by deed from THOMAS SCHERR, of record in Instrument No 20190816-0082077, dated August 12, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par 081-12-0S-002 00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20140328-0025728, said Register's Office

Declaration of Restricti ons and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No 20130904-0093086, said Register's Office.

Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way of record in Instrument No. 20140509-0040011 and Instrument No. 20140509-0040012, said Register's Office.

This is improved property located at 1501 9th Avenue North Unit F 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 5th day of May, 2023

Mary Michael Daunhauer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Michael Daunhauer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: _____