THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344091**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $264,000 00 Affiant Subscribed and sworn to before me, this 8th day of May, 2023. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1001567 DEEDWARR
05/10/2023 10 36 04 AM 2 pgs
Fees $13 00 Taxes $976 80

20230510-0034806

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Adam J. Rothberg 2000 Glen Echo Road, 208 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 07 0A 112.00

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, **Billie Garrard, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam J. Rothberg,** Married, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Unit Number 112 of Willow Pointe Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and a horizontal property regime established by Master Deed of record in Book 6772 at page 257 as amended in Book 8867, page 283 and Instrument No. 20120911-0082239, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Plat of Willow Pointe Condominium as set forth in Exhibit "A" of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Billie Garrard, unmarried, by Warranty Deed from Annette M. Williams, of record in Instrument No. 20120713-0061879, in the Register's Office of Davidson County, Tennessee, dated July 06, 2012, and recorded on July 13, 2012.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Willow Pointe Condominium of record in Book 6772, Page 257, as amended by instrument(s) of record in Book 8867, Page 283 and Instrument No. 20120911-0082239; 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 Restrictive Covenants recorded in Book 10389, Page 832.
Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument No. 20140603-0047932.

This is improved property located at 112 Westerly Drive 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.

DDM **IN WITNESS WHEREOF**, Grantor has executed this instrument on this ~~8th~~ 5th day of May, 2023.

Billie Garrard

Billie Garrard

STATE OF NORTH CAROLINA)
COUNTY OF Durham)

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

DDM Witness my hand, at office, this ~~8th~~ 5th day of May, 2023.

Derek D. McAllister

Notary Public
My Commission Expires: February 11, 2024

DEREK D MCALLISTER
Notary Public - North Carolina
Durham County
My Commission Expires Feb 11, 2024