Karen Johnson Davidson County
Batch# 1003073 DEEDWARR
05/15/2023 09:34:55 AM 2 pgs
Fees: $13.00 Taxes: $4,621.30
20230515-0035877

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444175** AMANDA BIRNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,249,000.00. Christine Maroon Affiant Subscribed and sworn to before me, this 10th day of May, 2023. Notary Public My Commission Expires: 2/28/25

WARRANTY DEED

Address New Owner: Cyprien Sarteau and Angelica Cristello 420 Van Buren Street Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 09 0J 420.00

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, **Robert Weaver and Susan Weaver, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cyprien Sarteau and Angelica Cristello, husband and wife, as joint tenants with right of survivorship** ("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. 420, Morgan Park Place Condominiums, as Established under Master Deed of record in Instrument No. 20050831-0104621, Amended in Instrument Nos. 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740, 20100622-0048863, 20140408-0029304, (Scrivener's Affidavit recorded in Instrument Nos. 20140425-0035118, 20150910-0092062) and Assignment of Declarant's rights recorded in Instrument No. 20150102-0000052 in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Robert Weaver and Susan Weaver, Husband and Wife, by Warranty Deed from Carolyn R. Smith and Casey S. Smith, Wife and Husband, of record in Instrument No. 20200320-0030908, in the Register's Office of Davidson County, Tennessee, dated March 16, 2020 and recorded on March 20, 2020.

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 Morgan Park Place Condominiums of record in Instrument No. 20050831-0104621, as amended by instrument(s) of record in Instrument Nos. 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740, 20100622-0048863, 20140408-0029304, (Scrivener's Affidavit recorded in Instrument Nos. 20140425-0035118, 20150910-0092062) and Assignment of Declarant's rights recorded in Instrument No. 20150102-0000052; 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 Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20100112-0002819.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050719-0083911.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat as recorded in Plat Book 2, Page(s) 30 (Image not available - Chancery Court).

This is improved property located at 420 Van Buren Street 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 10th day of May, 2023.

Robert Weaver

Susan Weaver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Weaver and Susan Weaver, 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 10th day of May, 2023.

Notary Public
My Commission Expires:

