THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444255**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Holly Kay Affiant Subscribed and sworn to before me, this 15th day of May, 2023. WD Notary Public My Commission Expires: 05·21·2025

WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Karen Johnson Davidson County
Batch# 1003772 DEEDWARR
05/16/2023 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230516-0036579

WARRANTY DEED

Address New Owner: Caroline Beason Gregory 3818 West End Avenue, Unit 209 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-09-0K-209.00 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, **Kristen Rizzo, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caroline Beason Gregory, an unmarried woman**, ("Grantee"), her 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. 209 , on the Horizontal Property Regime for The Montclair, as recorded in the Master Deed of record in Book 7332, page 380, amended in Book 7902, page 113 and by Second Amendment in Instrument No. 20021231-0162451 and by Third Amendment in Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KRISTEN RIZZO, by deed from BEVERLY ELDER, of record in Instrument No. 20150706-0064717 , dated June 30, 2015 , said Register's Office.

Benjamin Henry Bingham joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 104-09-0K-209.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 954, said Register's Office.

Master Deed of record in Book 7332, page 380, amended in Book 7902, page 113 and Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, said Register's Office.

Reservation of property with easement therein in deed of record in Book 6846, page 833 and deed of confirmation and correction of record in Book 6881, page 926, said Register's Office.

Grant of Easement for encroachment of record in Book 7902, page 145, said Register's Office.

Restrictive Covenants contained in Deed of record in Book 6846, page 838, said Register's Office.

This is improved property located at 3818 West End Avenue, Unit 209 Nashville TN 37205

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 15th day of May, 2023.

Kristen Rizzo

Benjamin Henry Bingham

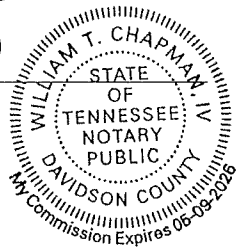
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristen Rizzo and Benjamin Henry Bingham, 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 15th day of May, 2023.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Holly Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 05/15/23.

Date

Holly Ray
Affiant Signature

05/15/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of May, 2023.

WD
Notary's Signature

My Commission Expires: 05.21.25.2025
Date

Notary's Seal (if on paper)

