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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 230544622**<br><br>Karen Johnson Davidson County<br>Batch# 1009951 **DEEDWARR**<br>06/01/2023 12 16 23 PM 2 pgs<br>Fees. $13 00 Taxes $1,665.00<br>20230601-0041404 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater,<br>for this transfer is $450,000 00.<br>Katie Bradley<br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of<br>May, 2023<br><br>Notary Public<br>My Commission Expires: |

# WARRANTY DEED

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|---|---|---|
| Address New Owner:<br>Danielle Bell<br>309 Seven Springs Way #205<br>Brentwood TN 37027 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No<br>160 15 0D 026.00 |

**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, **Monica L. Red Brewer, as Trustee of the Robert L. Brewer 2021 GST-Exempt Family Trust dated October 26, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danielle Bell, an unmarried woman**, ("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 26, St. Martin Square at Seven Springs Condominiums, Phase I, recorded at Instrument No. 20060222-0020470, as established under Master Deed of record in Instrument No 20060310-0028319; Supplemented in Instrument No. 20061109- 0139692; Instrument of Correction recorded in Instrument No. 20080730-0077840 and as amended in Instrument No 20090624-0058791, 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 Monica L Red Brewer, as Trustee of the Robert L. Brewer 2021 GST-Exempt Family Trust dated October 26, 2021, by Quitclaim Deed from Robert L. Brewer, of record in Instrument No. 20211101-0145935, in the Register's Office of Davidson County, Tennessee, dated October 26, 2021 and recorded on November 01, 2021

Being the same property conveyed to Robert L Brewer, Married, by Special Warranty Deed from St Martin Square, Inc , a Tennessee corporation, of record in Instrument No 20060918-0115551, in the Register's Office of Davidson County, Tennessee, dated September 15, 2006 and recorded on September 18, 2006

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Boundary Plat of Lot 1 St Martin Square Subdivision, as recorded in Instrument No. 20060222-0020470.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing St. Martin Square at Seven Springs Condominiums, Phase I of record in Instrument No. 20060310-0028319, as amended by instrument(s) of record in Instrument No. 20090624-0058791; Supplemented in Instrument No. 20061109- 0139692; Instrument of Correction recorded in Instrument No. 20080730-0077840; 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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 200007130069415, as Amended in Instrument No 200007310075531, Instrument No 200008180081931 and Instrument No 20010803-0082967; Instrument No 20010314-0024404 and Ratification recorded in Instrument No 20011024-0116171

Stormwater Detention and Water Quality Device Agreement as set forth in instrument recorded in Instrument No. 20040816-0098712.

This is improved property located at 309 Seven Springs Way #205 Brentwood TN 37027

**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 26th day of May, 2023

Robert L. Brewer 2021 GST-Exempt Family Trust dated October 26, 2021

BY: _____
Monica L. Red Brewer, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monica L. Red Brewer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of Robert L Brewer 2021 GST-Exempt Family Trust dated October 26, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 26th day of May, 2023.

_____
Notary Public

My Commission Expires: _____

CHAD I PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024