THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344124** Karen Johnson Davidson County Batch# 1011094 DEEDWARR 06/05/2023 10 49 03 AM 2 pgs Fees $13 00 Taxes $2,164 50 20230605-0042322	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $585,000 00. Affiant Subscribed and sworn to before me, this 1st day of June, 2023 Notary Public My Commission Expires ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

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

WARRANTY DEED

Address New Owner: Wade Meena 347 Sylvan Park Lane Nashville TN 37209	Send Tax Bills To New Owner	Tax Information: Tax Parcel ID No 104 01 0F 011.00

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, **Sally Weatherly, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wade Meena**, ("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 11, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, Amended in Instrument Nos. 20071220-0146057; 20080919-0095641, 20081029-0108160 and 20090825-0080074, 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 Sally Weatherly, Unmarried, by Warranty Deed from West End Station, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20081024-0106593, in the Register's Office of Davidson County, Tennessee, dated October 22, 2008 and recorded on October 24, 2008.

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 plat of Plan of Part of West Grove Subdivision, as recorded in Plat Book 421, Page 109.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing West End Station Condominium of record in Instrument No. 20070712-0083315, as amended by instrument(s) of record in Instrument Nos. 20071220-0146057; 20080919-0095641; 20081029-0108160 and 20090825-0080074; 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 Storm Drainage and Access, recorded in Instrument No. 20070425-0049073.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20080421-0040206 and Instrument No.20080505-0046041.

Easement recorded in Book 1851, Page 222, Book 5594, Page 379 and Instrument No. 20081017-0104357

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070425-0049064 and Instrument No. 20080505-0045999.

An Application to Combine Parcels recorded in Instrument No 20070606-0067812

This is improved property located at 347 Sylvan Park Lane Nashville TN 37209

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 1st day of June, 2023

Sally Weatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sally Weatherly, 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 1st day of June, 2023

Notary Public
My Commission Expires.

WILLIAM T CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026