THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37693-05-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: Karen Johnson Davidson County Batch# 1016618 **DEEDWARR** 06/20/2023 10 29 46 AM 3 pgs Fees $18 00 Taxes $1,868 50 20230620-0046597 The actual consideration or value, transfer is· $505,000 00 Affiant Subscribed and sworn to before me this 16th 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:	**Send Tax Bills To:**	**Tax Information:**
Kristi Allan 1014 Treaty Oaks Drive Nashville, TN 37209		Map and Parcel No.. 091060L01200CO

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, **Megan Florentine, single** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristi Allan, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1014 Treaty Oaks Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever

And Grantor covenants that she 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 as set out on Exhibit "A" hereto Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 16th day of June, 2023.

Megan Florentine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Megan Florentine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2023.

Notary Public

My Commission Expires:

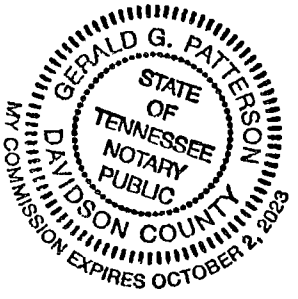


EXHIBIT "A"

Land in Davidson County Tennessee being Unit 12 as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements which is a Planned Unit Development, as shown of record in Instrument No. 20141120-0107174, as amended in Instrument Nos. 20150113-0003651, 20150814-0081914; 20160826-0089501; 20160922-0099884; 20180725-0072479 and 20190228-0018398, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property

Being the same property conveyed to Megan Florentine, by Warranty Deed, from HR Properties of Tennessee, a Tennessee General Partnership, of record in Instrument No. 20161122-0123246, in the Register's Office of Davidson County, Tennessee, dated November 21, 2016 and recorded on November 22, 2016

This conveyance is made subject to·

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 091060L01200CO
2 Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
3 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Warren B. Sloan's Plan of Reserved Factory Sites, as recorded in Plat Book 421, Page 169.
4 Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141120-0107174, as amended in Instrument Nos. 20150113-0003651, 20150814-0081914, 20160826-0089501, 20160922-0099884, 20180725-0072479 and 20190228-0018398.
5 Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No 20181206-0118890
6. Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 5039, Page 863.
7. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No 20140916-0084730.
8 Easement recorded in Instrument Nos 20181029-0106558 and 20181121-0114523