Karen Johnson Davidson County
Batch# 1018996 DEEDWARR
06/26/2023 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $3,126.50
20230626-0048559

WARRANTY DEED

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $845,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF JUNE, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/3/25

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2959LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Deborah Roper	American Financial Network, Inc.	
415 Church Street, Unit 1615	10 Pointe Drive Ste. 330	093 06 1J 107.00
Nashville, TN 37219	Brea CA, 92821	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JANET A. CARR AND DAVID M. CARR, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEBORAH ROPER, SINGLE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1615, together with the appurtenant interest in the common elements of Viridian, a Condominium, a Horizontal Property Regime established by Master Deed, of record as Instrument No. 20061004-0122833, Registers Office for Davidson County, Tennessee and addendum thereto, of record as Instrument No. 20061004-0122834, as amendments recorded in Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; Instrument No. 20111006-0077592; Instrument No. 20120802-0068536; Instrument No. 20140128-0007721; as Scriveners Affidavit recorded in Instrument No. 20140530-0046816; Further amended in Instrument No. 20171002-0100849, Instrument No. 20180510-0045059; Instrument No. 20191211-0127973; Instrument No. 20210224-0022602; Instrument No. 20210316-0034923; Instrument No. 20210504-0059486; Instrument No. 20210527-0071781; Instrument No. 20220322-0032699; Instrument No. 20220413-0042759; Instrument No. 20220601-0063430; Instrument No. 20220609-0065739 and Instrument No. 20230518-0037490, as Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016, Registers Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Janet A. Carr and David M. Carr, by Warranty Deed from Paul Hensley and Holly Hensley, Husband and Wife, of record in Instrument No. 20190219-0014799, in the Register's Office of Davidson County, Tennessee, dated January 08, 2019 and recorded on February 19, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Viridian Condominium of record in Instrument No. 20061004-0122833, as amended by instrument(s) of record in Instrument No. 20061004-0122834; Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; Instrument No. 20111006-0077592; Instrument No. 20120802-0068536; Instrument No. 20140128-0007721; as Scriveners Affidavit recorded in Instrument No. 20140530-0046816; Further amended in Instrument No. 20171002-0100849, Instrument No. 20180510-0045059; Instrument No. 20191211-0127973; Instrument No. 20210224-0022602; Instrument No. 20210316-0034923; Instrument No. 20210504-0059486; Instrument No. 20210527-0071781; Instrument No. 20220322-0032699; Instrument No. 20220413-0042759; Instrument No. 20220601-0063430; Instrument No. 20220609-0065739 and Instrument No. 20230518-0037490, as Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016; 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.

3. Easement recorded in Instrument No. 20000815-0080915; Instrument No. 20041103-0132451; Instrument No. 20041103-0132452 and Instrument No. 20060928-0120211.

4. Agreement as set forth in instrument recorded in Book 2902, Page 328.

5. Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20040916-0111454.

6. Agreement and Release as set forth in instrument recorded in Instrument No. 20060928-0120212.

7. Capitol Mall Redevelopment Project recorded in Book 7423, Page 374, Book 9208, Page 613 and Instrument No. 20050124-0008719.

8. Capitol Mall Redevelopment Project Plan, as set out in the Following Ordinances of the Metropolitan Council; 77-716; 82-845; 87-1695; 91-1567; 93-774; 97-755; also recorded in Book 10512, Page 464 and 98-1187 and BL2002-1033 recorded in Instrument No. 20020626-0076795, Registers Office for Davidson County, Tennessee.

9. All matters shown on the plat of Survey by Judy L. Judson, RLS No. 1935 with Barge Waggoner Sumner and Cannon, Inc., dated November 4, 2003, last revised September 23, 2004, File No. 8659-11.

This is improved property known as 415 Church Street, Unit 1615, Nashville, TN 37219

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 23rd day of June, 2023.

Janet A. Carr

David M. Carr

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JANET A. CARR AND DAVID M. CARR, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of June, 2023.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/23/23 (date of document).

Affiant Signature

6/26/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025