THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230544709

Karen Johnson Davidson County
Batch# 1022218 DEEDWARR
07/03/2023 10:50:23 AM 2 pgs
Fees: $13.00 Taxes: $2,053.50

20230703-0050667

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $555,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2023.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cody Richert and Adaleigh Richert 1005 Rosa L. Parks Blvd Nashville TN 37208	New Owner	Tax Parcel ID No. 082 13 0A 006.00

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, **Christopher Cann and Angelina J. Cords, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cody Richert and Adaleigh Richert, husband and wife**, ("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 No. A-3, Row 8.9 Condominiums as shown on plat of the Resubdivision of Lot 1 of the Resubdivision of a portion of Lots No. 5 & 93 of Balch & Whiteside's Addition to Nashville of record in Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee, described in the Master Deed and By-Laws of record in Instrument No. 20011121-0128062, amended and shown as Exhibit "A" in Instrument No. 20021212-0153656, further amended in Instrument No. 20110419-0030186; Instrument No. 20151215-0125985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angelina J. Cords, unmarried and Christopher Cann, unmarried, by Warranty Deed from Charles Davidson and Brittany Davidson, husband and wife, of record in Instrument No. 20170525-0052144 in the Register's Office of Davidson County, Tennessee, dated May 23, 2017 and recorded on May 25, 2017.

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 1 of the Resubdivision of a Portion of Lots No. 5 & 93 of Balch & Whiteside's Addition to Nashville, as recorded in Instrument No. 20020718-0086526.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Row 8.9 Condominiums of record in Instrument No. 20011121-0128062, as amended by instrument(s) of record in Instrument No. 20021212-0153656; Instrument No. 20110419-0030186 and Appointment of Successor Trustee recorded in Instrument No. 20151215-0125985; 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. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130 and as being amended in Book 11625, Page 280; Instrument No. 20020425-0051069.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20011121-0128093.

This is improved property located at 1005 Rosa L. Parks Blvd Nashville TN 37208

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 30th day of June, 2023.

Christopher Cann

Angelina J. Cords

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Cann and Angelina J. Cords, 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 29 day of June, 2023.

Notary Public
My Commission Expires: 11-25-2023

DESIREE M PERALTA
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 25, 2023