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

CRT File No. 230644829

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $362,500 00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2023

Notary Public
My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 24, 2027

Karen Johnson Davidson County
Batch# 1024149 DEEDWARR
07/10/2023 10 18 20 AM 2 pgs
Fees $13 00 Taxes $1,341 25

20230710-0052416

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information:
Carrie L Thorpe 7739 Stonevalley Bluff Clarkston, MI 48348	New Owner	Tax Parcel ID No 105 09 1H 008.00

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, **Douglas Dawson and Melinda Dawson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carrie L. Thorpe, a married person**, ("Grantees"), their 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. 207 on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument No 20181119-0113627, amended in Instrument No 20181128-0116220, Instrument No. 20190226-0017434, and Amendment to Bylaws recorded in Instrument No. 20230317-0019548, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas Dawson and Melinda Dawson, husband and wife, by Warranty Deed from Austin Reynolds, an unmarried man, of record in Instrument No 20220712-0080112, in the Register's Office of Davidson County, Tennessee, dated July 11, 2022 and recorded on July 12, 2022.

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 AB Hills Subdivision, as recorded in Plat Book 332, Page(s) 65

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Seventy-Three, Edgehill Estates, as recorded in Plat Book 4715, Page 50

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Chelsea Condominium of record in Instrument No 2018119-0113627, as amended in Instrument No 20181128-0116220, Instrument No. 20190226-0017434, and Amendment to Bylaws recorded in Instrument No 20230317-0019548, 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 Deed Restrictions recorded in Book 5691, Page 766.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723.

Covenants, Conditions and Restrictions as set forth in Declarations of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150723-0072512

Easement for Public Street Right of Way and Pedestrian Access, recorded in Instrument No. 20151216-0126629

Easement for Utilities, recorded in Instrument No. 20180207-0012292.

This is improved property located at 1900 12th Avenue South Unit 207 Nashville TN 37203

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 7th day of July, 2023

Douglas Dawson by Sabrina Schulhauser as Attorney-in-fact

Melinda Dawson by Sabrina Schulhauser as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sabrina Schulhauser, 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, and who further acknowledged that she is the Attorney-in-Fact for Douglas Dawson and Melinda Dawson and that she is authorized by Douglas Dawson and Melinda Dawson to execute this instrument on their behalf.

Witness my hand, at office, this 7th day of July, 2023

Notary Public
My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027