Karen Johnson Davidson County
Batch# 1024877 DEEDWARR
07/11/2023 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230711-0053102

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644859** KARA L. WALL TENNESSEE NOTARY PUBLIC My Comm Exp. 05/09/2026 COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2023. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Margaret Taylor 338 Sylvan Park Lane Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 01 0F 015.00

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, **Richard D. Todd and Mary Katherine Todd, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret Taylor, an unmarried woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 15 of West End Station, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Station Condominiums, of record in Instrument No. 20070712-0083315, as amended in Instrument No. 20071220-146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Richard D. Todd and Mary Katherine Lake, as Tenants With Rights of Survivorship, by Warranty Deed from Thomas W. Hodge and Mary Anne Hodge, Married, of record in Instrument No. 20190814-0080967, in the Register's Office of Davidson County, Tennessee, dated August 12, 2019 and recorded on August 14, 2019.

Mary Katherine Lake is n/k/a Mary Katherine Todd.

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 West Grove Subdivision, as recorded in Plat Book 421, Page(s) 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 Condominiums of record in Instrument No. 20070712-0083315, as amended by instrument(s) of record in Instrument No. 20071220-146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 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 Sanitary Sewers, recorded in Book 1851, Page 222.

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 for Right of Way, recorded in 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 is recorded in Instrument No. 20070606-0067812.

Survey dated June 28, 2007, Cherry Land Surveying, TN RLS No. 1512.

Title to that portion of the premises, if any, embraced within the bounds of the charter right-of-way of the N.C. & St. L. Railroad.

This is improved property located at 338 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 7th day of July, 2023.

Richard D. Todd

Mary Katherine Todd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard D. Todd and Mary Katherine Todd, 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 29th day of June, 2023.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

I, Kara Wall, 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 6/29/23 (date of document).

Affiant Signature

Date 7/11/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025