WARRANTY DEED

Karen Johnson Davidson County
Batch# 1026668 **DEEDWARR**
07/14/2023 02 39 23 PM 2 pgs
Fees $13 00 Taxes $1,888 48

20230714-0054225

DM-SB-HVF-21-3066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,400 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Chase Yetter and Kristen Doverspike	**Cadence Bank**	
(NAME)	(NAME)	**072 05 0N 048 00**
2400 Charlotte Ave	**2778 West Jackson Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Tupelo, MS 38801**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HIGH VIEW COTTAGES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHASE YETTER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 48 of High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20201216-0148666, as amended in Instrument Number 20210204-0016516 and Instrument Number 20230406-0025206 in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being part of the same property conveyed to High View Cottages LLC, a Tennessee limited liability company, by Warranty Deed from LVH, LLC, a Tennessee limited liability company, of record in Instrument No 20200923-0109424, in the Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020 Also see Scrivener's Affidavit recorded in Instrument No 20210503-0058958, Register's Office of Davidson County, Tennessee

This conveyance is subject to

- Taxes for the year 2023 and subsequent years
  - Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walnut Grove Subdivision of Lot No 5, Stull Tract, as recorded in Book 332, Page 34
  - Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20201216-0148666, as amended in Instrument No 20210204-0016516 and Instrument No 20230406-0025206
  - Master Deed establishing High View Cottages of record in Instrument No 20201216-0148666, as amended in Instrument No 20210204-0016516 and Instrument No 20230406-0025206
- Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No 20200910-0103453
- Easement recorded in Book 4103, Page 745
- Easement for Water Tank Drain Line and Appurtenances, recorded in Book 5559, Page 569
- Easement for Right-of-Way for Street Purposes and Right of Entry for Temporary Construction Purposes, recorded in Book 8463, Page 305
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, Appurtenances, recorded in Instrument No 20201102-0127504
- Easement for Pedestrian Access, recorded in Instrument No 20201201-0139236
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3066 Edwin Cir, Nashville, Tennessee 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 my/our hand(s) this the 11th DAY OF JULY, 2023

High View Cottages LLC

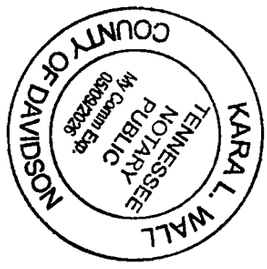
BY _____
Logan Bell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN BELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HIGH VIEW COTTAGES LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 11th of July, 2023

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212