WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027236 DEEDWARR
07/18/2023 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230718-0055140

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File #23-TC-0311-30

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Michael Monette and JoAnne K. Monette and Megan Elizabeth Weigel	**NEW OWNER**	
(NAME)	(NAME)	**104-01-0F-030.00-CO**
311 Sylvan Park Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	,	
(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, **BRIAN LUMSDEN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID MICHAEL MONETTE AND JOANNE K. MONETTE, HUSBAND AND WIFE, AND MEGAN ELIZABETH MONETTE, AN UNMARRIED WOMAN** 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 condominium located in Davidson County, Tennessee, being Unit No. 30 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, 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.

Being the same property conveyed to Brian Lumsden by Warranty deed from West End Station, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20090901-0082120 Register's Office for Davidson County, Tennessee, dated August 31, 2009 and recorded on September 1, 2009.

This conveyance is subject to:

* Taxes for the year 2023, a lien not yet due and payable.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070712-0083315, as amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* West End Station Condominium Association, Inc. Charter of record in Instrument No. 20080805-0080550, in

the Register's Office for Davidson County, Tennessee.
* Easement(s) for Sanitary Sewer, Storm Drainage, Water Mains of record in Instrument No. 20080505-0080550 and Instrument No. 20080505-0046041, in the Register's Office for Davidson County, Tennessee.
* Easement(s) for Storm Water Detention of record in Instrument No. 20080505-0045999 and Instrument No. 20080421-0040206, in the Register's Office for Davidson County, Tennessee.
* Easement to Comcast of record in Instrument No. 20081017-0104357, in the Register's Office for Davidson County, Tennessee.
* Easement Agreement of record in Instrument No. 20131007-0105196, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20190628-0062928, in the Register's Office for Davidson County, Tennessee.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **311 Sylvan Park Lane, Nashville, TN 37209**.

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 14th day of July, 2023.

Brian Lumsden By Loy Carney, Attorney In Fact

Brian Lumsden by Loy Carney, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Brian Lumsden and acknowledged that he executed the same as the free act and deed of the said Brian Lumsden.

Witness my hand, at office, this 14th day of July, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Joshua A. Terry, 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 7/14/2023.

Affiant Signature – Joshua A. Terry

7/18/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/18/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON