Karen Johnson Davidson County
Batch# 1029010 DEEDWARR
07/20/2023 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230720-0056110

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-09-2027

File #23-TC-1900-210

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)
Scott Nicol	**NEW OWNER**	
(NAME)	(NAME)	**105-09-1H-011.00-CO**
622 Naele Rd		
(ADDRESS)	(ADDRESS)	
Kula HI 96790		
(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, **BRADY TOOPS, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT NICOL** 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:

Land in Davidson County, Tennessee, being Unit No. 210, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, 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 Brady Toops, an unmarried man by Warranty deed from Mainland Belmont, LLC, a Tennessee limited liability company of record in Instrument No. 20210525-0070365 Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on May 25, 2021.

This conveyance is subject to:

* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 332, Page 65 and Book 4715, Page 50, Register's Office for Davidson County, Tennessee.
* The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Chelsea Condominiums of record in Instrument No. 20181119-0113627 and Amendment in Instrument No. 20181128-0116220 and Second Amendment in Instrument No 20190226-0017434, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 5691, Page 766, and Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap,

familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Charter of record in Instrument Number 20181119-0113921 and in Instrument No. 20181121-0114809, in the Register's Office for Davidson County, Tennessee.
* Charter of Edgehill Estates Homeowners Association of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20180207-0012292, in the Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Public Street Right of Way and Pedestrian Access Easement of record in Instrument Number 20151216-0126629, in the Register's Office for Davidson County, Tennessee.
* Storm Water Facilities and Systems of record in Instrument Number 20150723-0072512, in the Register's Office for Davidson County, Tennessee.
* First Amendment to By-Laws of The Chelsea Condominium Association, Inc. of record in Instrument Number 20230317-0019548, 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: **1900 12th Avenue South, Unit 210, Nashville, TN 37203**.

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 20th day of July, 2023.

Brady Toops

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of July, 2023, before me personally appeared Brady Toops, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of July, 2023.

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

Notary Signature
My commission expires: 8-20-2023

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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **July 20, 2023**.

Date

D Hardwick

Affiant Signature

July 20, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20th** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/12/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026