Karen Johnson Davidson County
Batch# 1036807 DEEDWARR
08/10/2023 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20230810-0062038

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745234**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $332,000.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2023. Notary Public My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Michael Loomis 923 Ashland Place Drive Nashville TN 37218	Send Tax Bills To: LEGACY HOME LOANS, LLC DBA STEADFAST MTG 1036 STEARMAN DR WHITEHOUSE, TN 37188	Tax Information: Tax Parcel ID No. 069 06 0B 052.00

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, **Andrew Puryear, single** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Loomis, an unmarried man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 52 of Ashland Place Townhomes, a Townhomes Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Ashland Place Townhomes, a Townhomes Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20160826-0089473 and Amendment recorded in Instrument Nos. 20161021-0111700 and 20180530-0051597, 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 a portion of the same property conveyed to Andrew Puryear, Single, by Warranty Deed from RWA/Ashland Place, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201215-0148091, in the Register's Office of Davidson County, Tennessee, dated December 10, 2020 and recorded on December 15, 2020.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Ashland Place Condominium of record in Instrument No. 20070731- 0090537, as amended by instrument(s) of record in Instrument No. 20131004-0104449 and Subordination recorded in Instrument No. 20131004-0104452; 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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160826-0089473; Amended in Instrument No. 20161021-0111700; Instrument No. 20180530- 0051597; Supplemental Declaration recorded in Instrument No. 20190507-0042739 and Corrected in Instrument No. 20190619-0059213.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160609-0058481.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6785, Page 153.
Easement for Water Mains and Appurtenances, recorded in Book 6910, Page 562.

Easement recorded in Book 6570, Page 248, reformed by Order and Judgment of record in Book 8045, Page 982 and Instrument No. 20190628-0062921.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070302- 0025691.

This is improved property located at 923 Ashland Place Drive Nashville TN 37218

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 8th day of August, 2023.

Andrew Puryear

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Puryear, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 2023.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 10, 2023 (date of document).

Affiant Signature

August 10, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023