THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745181** Karen Johnson Davidson County Batch# 1041835 DEEDWARR 08/23/2023 11.09 27 AM 2 pgs Fees: $13 00 Taxes $1,106 30 20230823-0065882	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $299,000 00. Affiant Subscribed and sworn to before me, this 21st day of August, 2023. Notary Public My Commission Expires HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information.
Charles Ogden and Lauren Ogden 1003 Secretariat Drive Mt Juliet, TN 37122	New Owner	Tax Parcel ID No 092 16 0B 069.00

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, **Jason B. Casey, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Ogden and Lauren Ogden, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, Being Lots 163, 164, 165, 166, 167, 168 and 169 on the Plan of O.B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, Page 81, Chancery Court, Davidson County, Tennessee, and further known as.

Unit No. 610 on the Plan of University Square Condominium Apartments of record in Book 6900, Page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, Page 529, as amended in Book 7119, Page 884 and Appointment of Successor Trustee recorded in Instrument No. 20100408-0026686, said Register's Office.

Being the same property conveyed to Jason B. Casey, by Warranty Deed from Charles E. Roberts, Jr and Donna G. Roberts, of record in Instrument No 20050629-0074779, in the Register's Office of Davidson County, Tennessee, dated June 08, 2005 and recorded on June 29, 2005. Said property has never been the marital residence of Grantor.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of University Square Condominium Apartments, as recorded in Book 6900, Page 124.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. Hayes Second Plan of Small Lots in Nashville, as recorded in Plat Book 1, Page(s) 81.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing University Square Condominium Association Condominium of record in Book 7051, Page 529, as amended by instrument(s) of record in Book 7119, Page 884 and Appointment of Successor Trustee recorded in Instrument No. 20100408-0026686, 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.

Right to use and occupy Parking Space 2S #40 as per Warranty Deed of record in Instrument No 20050629-0074779.

This is improved property located at 900 19th Avenue South #610 Nashville TN 37212

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 21st day of August, 2023

Jason B Casey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 21st day of August, 2023

Notary Public
My Commission Expires. _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025