Karen Johnson Davidson County
Batch# 1043161 DEEDWARR
08/28/2023 10 19 25 AM 2 pgs
Fees: $13 00 Taxes $1,738.63
20230828-0066985

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900 00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

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

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No. ST23-080647

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NO (S) |
|---|---|---|
| Anna Powell | New Owner | |
| (NAME) | (NAME) | |
| 1350 Rosa L Parks Blvd , Unit 327 | | 081-12-0B-498 00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($469,900 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHRISTOPHER NEEL, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNA POWELL, Single, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Unit 327, Werthan Lofts IV Condominiums, as established under Master Deed of record in Instrument No 20070117-0006776, as affected by Scrivener's Affidavit of record in Instrument No 20090421-0036270, amended in Instrument No 20071220-0146056, as affected by Scrivener's Affidavit of record in Instrument No 20080118-0006036, and as further amended by Amendment No 2 to Master Deed recorded at Instrument No 20080211-0013846, and as further amended by Amendment No 3 recorded at Instrument No 20110609-0044280, as affected by Scrivener's Affidavit of record in Instrument No 20150205-0011062, and as further amended by Amendment No 4 to Master Deed recorded at Instrument No. 20110713-0053571, and as further amended in Amendment No. 5 recorded at Instrument No 20120723-0064381, and as further amended in Amendment No 6 to Master Deed recorded at Instrument No 20131230-0130918, and as further amended in Amendment No 7 to Master Deed recorded at Instrument No 20140725-0066210; and as further amended in Amendment No 8 to Master Deed recorded at Instrument No 20150225-0016078, in the Register's Office of Davidson

County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Christopher Neel, an unmarried man by Warranty Deed from Gena Deere, unmarried, dated 03/13/2015, of record in Instrument No 20150320-0024231, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable

unimproved ☐
This is improved ☒ property, known as 1350 Rosa L Parks Blvd , Unit 327, Nashville, TN 37208
(House No ) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 25th day of August, 2023

C N

Christopher Neel

STATE OF TENNESSEE,
COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Christopher Neel, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 24th day of August, 2023

Jamie

Notary Public

My Commission Expires 7/12/2026

(SEAL)

JAMIE MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires July 12, 2026