THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845593

Karen Johnson Davidson County
Batch# 1051933 **DEEDWARR**
09/20/2023 10:14:39 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20230920-0073851

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2023.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Haleigh Sport 2310 Elliott Avenue #714 Nashville TN 37204	New Owner	Tax Parcel ID No. 105 14 0C 714.00

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, **Michael Stoney, II. and Connie Stoney, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Haleigh Sport, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment situated in Davidson County, Tennessee, being Unit No. 714, as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917- 0110745, Register's Office for Davidson County, Tennessee, including without limitation, the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917- 0110745, said Register's Office, for further identification and placement of such Unit.

Being the same property conveyed to Michael Stoney, II and Connie Stoney, husband and wife, by Warranty Deed from Richard Glass and Mona Glass, husband and wife, of record in Instrument No. 20220321-0031952, in the Register's Office of Davidson County, Tennessee, dated March 18, 2022 and recorded on March 21, 2022.

Being the same property conveyed to Richard Glass and Mona Glass, husband and wife, by Warranty Deed from Courtney Knight, F/K/A Courtney Campbell and husband David Knight, of record in Instrument No. 20160603-0056007, in the Register's Office of Davidson County, Tennessee, dated June 02, 2016 and recorded June 03, 2016.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C.D. Elliot's Plan, as recorded in Plat Book 21, Page(s) 78.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Park at Melrose Condominium of record in Instrument No. 20070917-0110745, as amended by instrument(s) of record in ; 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. 20070525-0062832.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070604-0065994, supplemented in Instrument No. 20070614-0071575, and certified in Instrument No. 20070822-0100253.

Easement for Cable Television and Maintenance, recorded in Instrument No. 20000418-0038819.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No(s). 20060623-0075251, 20060809-0098054 and 20060809-0098082. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060623- 0075219.

Memorandum of Lease, recorded in Book 10584, Page 149.

This is improved property located at 2310 Elliott Avenue #714 Nashville TN 37204

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 14th day of September, 2023.

Michael Stoney, II.

Connie Stoney

STATE OF ~~TENNESSEE~~ WASHINGTON)
COUNTY OF ~~DAVIDSON~~ KING)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Stoney, II. and Connie Stoney, 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 14th day of September, 2023.

Notary Public
My Commission Expires: 8/25/2027

NOTARY PUBLIC
STATE OF WASHINGTON
TIM A BROWNING
MY COMMISSION EXPIRES
AUGUST 25, 2027
COMMISSION # 21679