Karen Johnson Davidson County
Batch# 1058991 DEEDWARR
10/09/2023 11 14 52 AM 2 pgs
Fees. $13 00 Taxes $1,146 63
20231009-0079267

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

**CRT File No. 230945919**

STATE OF TENNESSEE
COUNTY OF DAVIDSO

The actual consideration or value, whichever is greater, for this transfer is $309,900.00

Claire Nehlsen
Affiant

Subscribed and sworn to before me, this 5th day of October, 2023

Notary Public
My Commission Expires 9/21/26

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

## WARRANTY DEED

| Address New Owner | Send Tax Bills To | Tax Information: |
|---|---|---|
| Claire Nehlsen | Movement Mortgage LLC | Tax Parcel ID No |
| 600 East Trinity Lane #216 | 8024 Calvin Hall Road | 072 05 0O 053.00 |
| Nashville TN 37207 | Indian Land, SC 29707 | |

**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, **Cassine Real Estate, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Claire Nehlsen, a single woman**, ("Grantees"), their 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 216A, High View, as established under Master Declaration of record in Instrument No 20200922-0108662, and Declaration for High View Flats of record in Instrument No. 20201216-0148644, as amended in Instrument No 20210204-0016515, Instrument No 20220105-0002261, Instrument No 20230406-0025207 and Instrument No. 20230614-0045438, in the Register's Office, Davidson County, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest in the common elements as shown on said master deed

Being the same property conveyed to Cassine Real Estate, LLC, a Tennessee Limited Liability Company, by Warranty Deed from High View Flats, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20230919-0073635, in the Register's Office of Davidson County, Tennessee, dated September 14, 2023 and recorded on September 19, 2023.

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 2024 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walnut Grove Subdivision of Lot No. 5, Stull Tract, as recorded in Book 332, Page 34

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing High View of record in Instrument No 20200922-0108662; 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 20201216-0148644, as amended in Instrument Nos. 20210204-0016515, 20220105-0002261, 20230406-0025207 and 20230614-0045438.

Easement for Slope, recorded in Book 4103, Page 745

Easement for Permanent and Right-of-Way for Street and Right of Entry for Temporary Construction, recorded in Book 8463, Page 305

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, Appurtenances, recorded in Instrument Nos. 20201102-0127506 and 20210209-0018510.

Easement for Broadband Communications System, recorded in Instrument No. 20210526-0071168.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No 20201117-0135238

This is improved property located at 600 East Trinity Lane #216 Nashville TN 37207

**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 5th day of October, 2023

Cassine Real Estate, LLC

By: Jonathan Harris, Authorized Agent

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the State and County aforesaid, personally appeared Jonathan Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Cassine Real Estate, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity

Witness my hand, at office, this 5th day of October, 2023

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024