THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945915**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Fallon Klug Affiant Subscribed and sworn to before me, this 19th day of October, 2023. C. Loy Carney Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1063471 DEEDWARR
10/20/2023 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20231020-0082572

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Fallon Klug and Rick Edward Klug 433 Summit Ridge Place Nashville TN 37215	New Owner	Tax Parcel ID No. 131-05-0B-433.00 CO

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, **Andrea Lauren Wakefield, unmarried, and Robert E. Wakefield, married, joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Fallon Klug, an unmarried woman, and Rick Edward Klug, a married man, tenants in common with right of survivorship**, ("Grantees"), their successors, 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 Unit No. 433, on the plan of Four Seasons Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and by-Laws, of record in Book 6841, Page 349, and as amended in Book 6847, Page 122, Register' s Office for Davidson County, Tennessee, 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 Plat of Four Seasons Condominiums as shown on Exhibit D to the Master Deed, of record as aforementioned, said Register' s Office, for a more complete identification and description of said unit.

Being the same property conveyed to ANDREA LAUREN WAKEFIELD and ROBERT E. WAKEFIELD, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from GRANT CRAIG, of record in Instrument No. 20161130-0125539 , dated November 28, 2016 , said Register's Office.

Said property was never the marital residence of Robert E. Wakefield.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 131-05-0B-433.00 CO.

Matters shown on the Plan of record in Plat Book 5050, page 30, said Register's Office.

Master Deed of record in Book 6841, page 349, as amended in Book 6847, page 122 , said Register's Office.

Easement Agreement(s) of record in Book 6869, page 162, Book 7776, page 899, and as Instrument No. 20010912-0099679, said Register's Office.

Grant of Easement of record as Instrument No. 20120521-0043888, said Register's Office.

This is improved property located at 433 Summit Ridge Place Nashville TN 37215

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 19th day of October, 2023.

Andrea Lauren Wakefield
Andrea Lauren Wakefield

Robert E Wakefield
Robert E. Wakefield

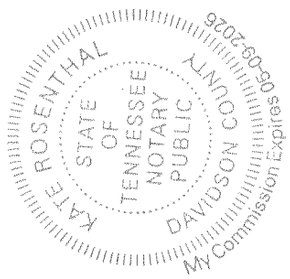
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrea Lauren Wakefield and Robert E. Wakefield, 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 19th day of October, 2023.

Notary Public

My Commission Expires: _____



True Copy Certification

I, **Pam Autry,** 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 this the 19th day of October, 2023.

Affiant Signature
Date 10/19/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19th day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

