THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945790** Karen Johnson Davidson County Batch# 1068689 **DEEDWARR** 11/06/2023 10:54:40 AM 2 pgs Fees: $13.00 Taxes: $1,110.00 20231106-0086567	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00 Affiant Subscribed and sworn to before me, this 3rd day of November, 2023. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 06, 2027

WARRANTY DEED

Address New Owner: Karrah Keaton 600 East Trinity Lane #15 Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information Tax Parcel ID No. 072 05 0O 010.00

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, **Robert Stader, Jr, a Married Man, and Johnathan Bancroft, an Unmarried Man, as Tenants in common with the Right of Survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karrah Keaton, unmarried**, ("Grantees"), its successors, 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. 15A, 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 of 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 Robert Stader, Jr, a Married Man, and Johnathan Bancroft, an Unmarried Man, as Tenants in common with the Right of Survivorship, by Warranty Deed from High View Flats, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230825-0066719, in the Register's Office of Davidson County, Tennessee, dated August 23, 2023 and recorded on August 25, 2023.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

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.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

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 Plat 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 Condominium 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 No's. 20210204-0016515; 20220105-0002261; 20230406-0025207 and 20230614-0045438.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200910-0103453.

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 No's. 20201102-0127506 and 20210209-0018510.

Easement for Public Right-of-Way, recorded in Instrument No. 20201117-0135238.

Easement recorded in Instrument No. 20210526-0071168.

This is improved property located at 600 East Trinity Lane #15 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 3rd day of November, 2023.

Johnathan Bancroft

Robert Stader, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johnathan Bancroft and Robert Stader, Jr., 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 3rd day of November, 2023.

Notary Public
My Commission Expires: _____

