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

Name and Address of New Owner:
Katia Dillon
1350 Rosa L Parks Boulevard, #368
Nashville, TN 37208

Send Tax Bills To: **NEW OWNER**

Karen Johnson Davidson County
Batch# 1069727 DEEDWARR
11/08/2023 09:56:42 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20231108-0087317

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 081-12-0B-003-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Heidi Ann Barrette, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Katia Dillon, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 368, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener' s Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener' s Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Heidi Ann Barrette, an unmarried woman, by Warranty Deed from Meredith Power, an unmarried woman, of record in Instrument No. 20210701-0088977 Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 1, 2021

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of November, 2023.

_____(SEAL)
Heidi Ann Barrette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Heidi Ann Barrette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of November, 2023.

_____
Notary Public
My commission expires: 3/3/25

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $465,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
7th day of November, 2023.

_____
Notary Public
My commission expires:_____

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

File No. GNT-23-3019