Karen Johnson Davidson County
Batch# 1071037 DEEDWARR
11/13/2023 01:36:30 PM 5 pgs
Fees: $28.00 Taxes: $1,724.20
20231113-0088345

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37846-08-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $466,000.00. Affiant Subscribed and sworn to before me this 9th day of November, 2023. Notary Public My Commission Expires: 4/23/2025

Crystal Johnson State of Tennessee Notary Public Sumner County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bethany Chantharath 116 W Mill Drive Nashville, TN 37209	First Colony Mortgage Corp. 508 West 800 North Orem, UT 84057	Map and Parcel No.: 091060M09000CO

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, Slavina B. Goleva, an unmarried woman, and Douglas M. Shaw, an unmarried man, as joint tenants with right of survivorship ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Bethany Chantharath, an unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 116 W Mill Drive, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument made effective as of the 9th day of November, 2023.

GRANTOR [1 of 2]:

Slavina B. Goleva

STATE OF MARYLAND

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Slavina B. Goleva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2023.

Notary Public

My Commission Expires: 11/18/2024

QUANTANE L HIGGINBOTHAM NOTARY PUBLIC PRINCE GEORGE'S COUNTY, MD

GRANTOR [2 of 2]:

Douglas M. Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas M. Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2023.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 90 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and supplementals in Instrument No. 20150424-0036748, in Instrument No. 20150929-0098582, in Instrument No. 20151218-0127193, and in Instrument no. 20151218-0127350, 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 Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Slavina B. Goleva, an unmarried woman, and Douglas M. Shaw, an unmarried man, as joint tenants with right of survivorship, by deed from Jeremy E. Noel, married, of record in Instrument No. 20180628-0062570, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2024 and subsequent years, a lien, not yet due and payable, which are assumed by Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for West Mill Townhomes, of record in Instrument No. 20141223-0117663 and supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as set out on Exhibit "C" to the Declarations in Instrument No. 20141223-0117663, amended in Instrument No. 20150424-0036748 and Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 57, page 172, Register's Office for Davidson County, Tennessee.
6. Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175.
7. Dedication and Conveyance of Easement to the City of Nashville of record in Book 1939, page 214, Register's Office for Davidson County, Tennessee.
8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140821-0076262, Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances to the Metropolitan Governments of Nashville and Davidson County in Instrument No. 20140821-0076274, Instrument No. 20141219-0116173, Instrument No. 20141219-0116216, and Instrument No. 20151125-0119709, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 9/28/2023 (date of document).

Affiant Signature

11/13/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13 day of Nov., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County