Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 231046099

Karen Johnson Davidson County
Batch# 1072364 **DEEDWARR**
11/16/2023 09:35:04 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20231116-0089314

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $515,000.00.

M. Alex Brannan
Affiant

Subscribed and sworn to before me, this 15th day of November, 2023.

Notary Public
My Commission Expires: _____

TAHA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caroline Chadwell 700 James Avenue #26 Nashville TN 37209	New Owner	Tax Parcel ID No. 091-05-0W-039.00-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, **Casey Patrick Callahan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caroline Chadwell, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit 39 of the Rows of the Annex, as contained in Master Deed, of record in Instrument No. 20170501-0042517, shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 670 James Ave., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180516-0046957 and amended and restated in Instrument No. 20190814-0080842, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Casey Patrick Callahan, Single Man by Warranty deed from 670 James Avenue, LLC of record in Instrument No. 20190507-0042669 Register's Office for Davidson County, Tennessee, dated May 1, 2019 and recorded on May 7, 2019.

Amber Doiron Callahan joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Casey Patrick Callahan.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 134 and 135, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170501-0042517, Joinder of same in Instrument No. 20170829-0088856 and Amended and Restated in Instrument No 20180516-0046957 and First Amendment to the Amended and Restated Master Deed of Recorded in Instrument No. 20190814-0080842, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Grant of Easement of record in Instrument Number 20180730-0073896, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Public Utility of record in Instrument Number 20160822-0087389, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement of Ingress/Egress of record in Instrument Number 20161130-0125464, Instrument No. 20170210-0014164, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 700 James Avenue #26 Nashville TN 37209

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, Grantors have executed this instrument on this 15th day of November, 2023.

Casey Patrick Callahan

Amber Doiron Callahan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Casey Patrick Callahan and Amber Doiron Callahan, 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 15th day of November, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026