Karen Johnson Davidson County
Batch# 1075965 DEEDWARR
11/28/2023 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20231128-0091852

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JM-P-23-1141

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Colette Nappier** | **NEW OWNER** | |
| (NAME) **1141 Nashboro Blvd** | (NAME) | **135-12-0D-141.00-CO** |
| (ADDRESS) **Nashville, TN 37217** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICHOLAS TEPLITZ, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLETTE NAPPIER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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

Land in Davidson County, Tennessee, being Unit No. 141 of the Fairway Villa Townhomes, as established by the Amended and Restated Declaration of Covenants, Condition and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto appurtenant to each unit, as set forth in said Amended and Restated Declaration of Covenants, and Restriction of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such units.

Being the same property conveyed to Nicholas Teplitz by Warranty deed from William H. Leslie, unmarried and George E Mccaig, unmarried, as joints tenants with the right of survivorship of record in Instrument No. 20170929-0100057 Register's Office for Davidson County, Tennessee, dated September 25, 2017 and recorded on September 29, 2017.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record as Instrument Number 2002123-00161681, Register's Office of Davidson County, Tennessee.
- Plan of record in Book 4860, page 73, partially revised in Book 5200, page 444, said Register's Office.
- Plan of record in Instrument No. 20031124-0170642, said Register's Office.
- Covenants, Conditions and Restrictions of record in Book 4827, Page 14, as supplemented in Book 5469, page 840, Instrument No. 20021211-0152726 and Instrument No. 20031008-0149209, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20030623-0086235, re-recorded in Instrument No. 200401050001208 and amended and restated in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee.
- By-Laws of record of record in Instrument Number 20040303-0024241, amended in Instrument No. 20050701-0076406, in the Register's Office for Davidson County, Tennessee.
- Easements and restrictions of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer of record in Book 8870, Page 887 and 932 and Instrument No. 20001012-0101575, in the Register's Office for Davidson County, Tennessee.
- Strom Water Detention Agreement of record in Instrument Number 20010314-0024179 and Instrument No. 20021205-0150029, in the Register's Office for Davidson County, Tennessee.
- Easement for Metro Government of record in Book 4815, Page 425, Instrument No. 20010314-0024179 and Instrument No. 20020815-0098780, in the Register's Office for Davidson County, Tennessee.

- Judgment of Declaration of taking for J. Percy Priest Dam of record in Book 4254, Page 410, in the Register's Office for Davidson County, Tennessee.
- License for use of Fitness Center and Swimming Pools of record in Instrument Number 20020507-0056329, in the Register's Office for Davidson County, Tennessee.
- Subject to that portion of the property, if any, which lies within the right of way of Nashboro Boulevard as dedicated of record in Book 4460, Page (s) 149 and 158, in the Register's Office for Davidson County, Tennessee.
- Subject to Design Standards for Nashboro Village of record in Instrument Number 20020510-0058083, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20020827-0103640, in the Register's Office for Davidson County, Tennessee.
- Charter of record of record in Instrument Number 200510250128824, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7751, Page 901, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1141 Nashboro Blvd, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28th DAY OF NOVEMBER, 2023.

Nicholas Teplitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY D. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/02/2024
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/28/2023.

Date

Affiant Signature

11/28/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of November, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

