THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231246484**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$640,000.00~~ Affiant Subscribed and sworn to before me, this 30th day of January, 2024. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1096086 DEEDWARR
01/30/2024 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20240130-0006596

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Darrell Urban and Gregory E. Harris 602 Timber Ln Nashville TN 37215	New Owner	Tax Parcel ID No. 117 02 0C 002.00

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, **Kinchen C. Bizzell, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darrell Urban, an unmarried person and Gregory E. Harris, an unmarried person, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2, on the Plan of Regency Park (a Condominium) of record in Plat Book 3700, Page (s) 111 and 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with the appurtenant interest in the common elements of Regency Park Condominium formerly Woodlawn Manor, Inc., a Horizontal Property Regime established by Master Deed and By-Law of record in Book 3815, Page 778, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343 and Instrument No. 20031029-0159210, said Register's Office.

Being the same property conveyed to Kinchen C. Bizzell, a married man, by Warranty Deed from William L. Campbell and wife, Elizabeth A. Campbell, of record in Instrument No. 20190529-0050575, in the Register's Office of Davidson County, Tennessee, dated May 24, 2019 and recorded on May 29, 2019.

Said property was never the primary marital residence of Grantor.

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 and assessments for the year 2024 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodlawn Manor, as recorded in Plat Book 3600, Page(s) 78.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Regency Park, as recorded in Plat Book 3700, Page(s) 111 and 112 .

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Woodlawn Manor, Inc. Condominium of record in Book 3815, Page 778, as amended to the By-Laws recorded in Book 4364, Page 381; Book 4767, Page 431; Book 5673, Page 429; Book 6047, Page 201; Book 7662, Page 942; Book 7728, Page 343; Book 9746, Page 83; Book 11288, Page 513; Instrument Nos. 20031029-0159210; 20050531-0060994 and 20221110-0120652, and Rules and Regulations recorded in Instrument No. 20110525-0040197 as amended in Instrument No. 20171030-0110958; 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.

Easement for Water Mains and Appurtenances, recorded in Book 3943, Page 821.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4067, Page 947.

Easement recorded in Book 3953, Page 348.

This is improved property located at 602 Timber Ln Nashville TN 37215

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 30th day of January, 2024.

Kinchen C. Bizzell

Kinchen C. Bizzell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kinchen C. Bizzell, 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 30th day of January, 2024.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 30 day of January, 2024.

Affiant Signature
Date 1-30-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of January, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

