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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240146705

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $920,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2024.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025 SEZEN YILMAZ

Karen Johnson Davidson County
Batch # 1101809 DEEDWARR
02/16/2024 10:43:24 AM 2 pgs
Fees: $13.00 Taxes: $3,404.00
20240216-0010832

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joel Lewis and Anita Lewis 2411 Crestmoor Road, Unit 2 Nashville TN 37215	New Owner	Tax Parcel ID No. 117-10-0B-002.00 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, **DeWitt Ezell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joel Lewis and Anita Lewis, husband and wife**, ("Grantees"), their 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 , together with the appurtenant interest in the common elements of The Whitney , a horizontal property regime established by Master Deed of record in Instrument No. 20060921-0117371, amended in Instrument No. 20061009-0125107, in Instrument No.20070601-0065028, in Instrument No. 20120702-0058112 and in Instrument No. 20180828-0085147, Register's Office for Davidson County, Tennessee , said Unit being depicted on the Site plan attached as Exhibit "D" to the aforementioned Master Deed. Together with Parking Space No. 21 and Parking Space No. 22, pursuant to the terms of the Master Deed.

Being the same property conveyed to DEWITT EZELL, by deed from PAMELA J. WAGGENER, of record in Instrument No. 20160303-0020627 , dated February 29, 2016 , said Register's Office.

Ann Markham Walsh joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 117-10-0B-002.00 CO.

Master Deed of record in Instrument No. 20060921-0117371, amended in Instrument No. 20061009-0125107, in Instrument No.20070601-0065028, in Instrument No. 20120702-0058112 and in Instrument No. 20180828-0085147, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20061115-0141827, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20061212-0153243, said Register's Office.

This is improved property located at 2411 Crestmoor Road, Unit 2 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 15th day of February, 2024.

DeWitt Ezell by Sabrina Schulhauser,
his Attorney-in-Fact his attorney in fact

Ann Markham Walsh by Sabrina Schulhauser,
her Attorney-in-Fact her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sabrina Schulhauser, 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, and who further acknowledged that she is the Attorney-in-Fact for DeWitt Ezell and Ann Markham Walsh and that she is authorized by DeWitt Ezell and Ann Markham Walsh to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of February, 2024.

Notary Public

My Commission Expires: _____

