Karen Johnson Davidson County
Batch# 1105033 DEEDWARR
02/27/2024 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20240227-0013325

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

G-P-24-1900-214

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)
Yurii Daniel Hanley and Catherine Crooks Hanley Paige Madeline Hanley	New Owner	
(NAME)	(NAME)	**105-09-1H-015.00-CO**
1900 12th Ave S #214		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **NATHAN W. KLEIN, AN UNMARRIED MAN AND JENNIFER M. WACHTOR, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YURII DANIEL HANLEY AND CATHERINE CROOKS HANLEY, HUSBAND AND WIFE, 99% TENANTS BY THE ENTIRETY, AND PAIGE MADELINE HANLEY, A SINGLE WOMAN, 1% TENANTS IN COMMON,** 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:

Land in Davidson County, Tennessee, being Unit No. 214, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan W. Klein, an unmarried man and Jennifer M. Wachtor, an unmarried woman, as joint tenants with right of survivorship by Special Warranty Deed from Mainland Belmont, LLC, a Tennessee limited liability company of record in Instrument No. 20200812-0090253 Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on August 12, 2020.

This conveyance is subject to:
• Taxes for the year 2024 and susbsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 332, Page 65 and Book 4715, Page 50, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Chelsea Condominiums of record in Instrument No. 20181119-0113627 and Amendment in Instrument No. 20181128-0116220 and Second Amendment in Instrument No 20190226-0017434, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 5691, Page 766, and Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20181119-0113921 and in Instrument No. 20181121-0114809, in the Register's Office for Davidson County, Tennessee.
• Charter of Edgehill Estates Homeowners Association of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20180207-0012292, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Public Street Right of Way and Pedestrian Access Easement of record in Instrument Number 20151216-0126629, in the Register's Office for Davidson County, Tennessee.
- Storm Water Facilities and Systems of record in Instrument Number 20150723-0072512, in the Register's Office for Davidson County, Tennessee.
- First Amendment to By-Laws of The Chelsea Condominium Association, Inc. of record in Instrument Number 20230317-0019548, 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: **1900 12th Ave S #214, Nashville, Tennessee 37203**.

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 20 DAY OF FEBRUARY, 2024.

Nathan W. Klein

Jennifer M. Wachtor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN W. KLEIN, 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 20 of February, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER M. WACHTOR, 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 20 of February, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

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

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 2/20/24 (date of document).

Affiant Signature

2/27/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

