Karen Johnson Davidson County
Batch# 1111964 DEEDWARR
03/18/2024 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20240318-0018426

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246985** CHERYL D BOLANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2024. Notary Public My Commission Expires: 9/20/25

WARRANTY DEED

Address New Owner: Matthew Azrieli and Chloe Edelman 1905 Warfield Drive Nashville TN 37215	Send Tax Bills To: New Owner 500 S. Ocean Blvd #202 Boca Raton, FL 33432	Tax Information: Tax Parcel ID No. 131 03 1Q 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, **Joy P. Neely and Chase G. Neely, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Azrieli and Chloe Edelman, husband and wife**, ("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 B of 1903 AND 1905 WARFIELD COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1903 AND 1905 WARFIELD COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20141103-0101454 and as Amended in Instrument No. 20141110-0103749, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1903 AND 1905 WARFIELD COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20141103-0101454 and as Amended in Instrument No. 20141110-0103749 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Joy P. and Chase G. Neely, by Quitclaim Deed from John W. Pershall, of record in Instrument No. 20160815-0084404, in the Register's Office of Davidson County, Tennessee, dated August 09, 2016, and recorded on August 15, 2016.

Being the same property conveyed to Chase G. Neely and Joy P. Neely, Husband and Wife and John W. Pershall, Married, As Tenants in Common With Right of Survivorship, by Warranty Deed from GH RES Partners, a Tennessee General Partnership, of record in Instrument No. 20160802-0079689, in the Register's Office of Davidson County, Tennessee, dated August 01, 2016, and recorded on August 02, 2016.

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.

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 COLONIAL HEIGHTS, as recorded in Plat Book 1130, Page(s) 102.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141103-0101454, as amended in Instrument No. 20141110-0103749.

This is improved property located at 1905 Warfield Drive 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 7th day of March, 2024.

Joy P. Neely

Chase G. Neely

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joy P. Neely and Chase G. Neely, 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 7th day of March, 2024.

Notary Public
My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 15, 2024.

J. Carlton Drumwright

March 15, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 15, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY