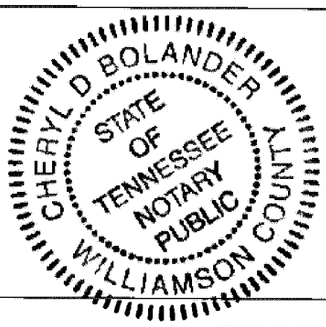
Karen Johnson Davidson County
Batch# 1113867 DEEDWARR
03/22/2024 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,293.63
20240322-0019805



STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $619,900.00.

Affiant

Sworn to and subscribed before me this 21st day of March, 2024.

Notary Public
My Commission Expires: 9/20/25

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Michael Whitmire	1110 Cahal Avenue	Owner	
1110 Cahal Avenue			072-14-0D-004.00-CO
Nashville, TN 37206	Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Tasia Pyburn and Greg Owens, wife and husband,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Michael Whitmire, single man,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. C, as established in Declaration of Covenants, Conditions and Restrictions for Cottages at Cahal, a Horizontal Property Regime with Private Elements of record at Instrument No. 20131204-0123410, as amended in Instrument No. 20131218-0127941 and Instrument No 20150128-008125, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tasia Pyburn and Greg Owens, wife and husband by Warranty deed from Caroline Clark and Brandon Clark, wife and husband of record in Instrument No. 20181211-0120628 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 11, 2018.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2024, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 161, Page 165, 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 Cottages at Cahal of record in Instrument Number 20131204-0123410, as amended in Instrument Number 20131218-0127941 and Instrument No. 20150128-0008125, and Affidavit Recorded Instrument No 201504280037679 Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140214-0013110, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 21st day of March, 2024.

Greg Owens

Tasia Pyburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amanda Birner, the undersigned, a Notary Public, in and for said State and County, **Tasia Pyburn and Greg Owens, wife and husband,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 21st day of March, 2024.

NOTARY PUBLIC
My Commission Expires: 2/28/25

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Elizabeth Levsen, 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 21, 2024.

AFFIANT

March 21, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th of March, 2024.

NOTARY PUBLIC

My commission expires: 03/02/26

