Karen Johnson Davidson County
Batch# 1114023 DEEDWARR
03/22/2024 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240322-0020061

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Jennifer Russell
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/23/25
(AFFIX SEAL)

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Y-RM-24-7341-113

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)
Matthew Clay Seltz and Abby Elaine Wheeler	New Owner	
(NAME)	(NAME)	**114-08-0D-13.00-CO**
7341 Charlotte Pike Unit 113		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **CHARLOTTE PARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW CLAY SELTZ, UNMARRIED, AND ABBY ELAINE WHEELER, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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. C1 on the Plan of Charlotte Park Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20200819-0093574 as amended in Instrument No. 20200824-0095685, Instrument No. 20220825-0095964 and Instrument No. 20240220-0011248, 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 part of the same property conveyed to Sila Developments LLC, a Tennessee limited liability company by Warranty Deed from John Benjamin Schaedle, a married man, and Robert George Schaedle, an unmarried man as Tenants in common with the right of survivorship, dated August 17, 2020 and recorded August 19, 2020 in Instrument No. 20200819-0093570, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Charlotte Park, LLC, by Quitclaim Deed from Sila Developments LLC dated August 17, 2020 and recorded August 19, 2020 in Instrument No. 20200819-0093571, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200819-0093574 amended in Instrument No. 20200824-0095685, Instrument No. 20220825-0095964 and Instrument No. 20240220-0011248, Register's Office for Davidson County, Tennessee.
- Assignment of Declarant Rights of record in Instrument Number 20221109-0120218, in the Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20181101-0108350, in the Register's Office for Davidson County, Tennessee.
- Order for easement in favor of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, a Municipal Corporation, of record in Book 7255, Page 116, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20200901-0099386, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of a Public Utilities Easement of record in Instrument Number 20231013-0080485 and Instrument No. 20231013-0080488, 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: **7341 Charlotte Pike Unit 113, Nashville, Tennessee 37209**.

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 20th DAY OF MARCH, 2024.

Charlotte Park, LLC

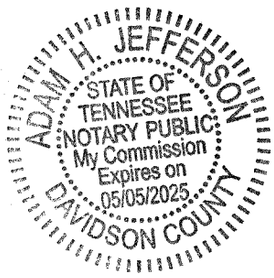
BY:_____
Rahul Patel
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAHUL PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of CHARLOTTE PARK, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of March, 2024.

_____
Notary Public
My Commission Expires: 5-5-25
(SEAL)



Certificate of Authenticity

I, Danielle Watson, 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 3/20/24.
Date

Affiant Signature

3/20/24
Date

State of TN
County of Davidson

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

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY