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

CRT File No. 240447338

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $630,000.00.

Laurel Sabadosh
Affiant

Subscribed and sworn to before me, this 16th day of April, 2024.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
My Commission Expires: 11-8-27

Karen Johnson
Batch # 1123814
04/17/2024 09:47:38 AM
Fees: $13.00 Taxes: $2,331.00

Davidson County
DEEDWARR
2 pgs

20240417-0027321

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laurel Sabadosh 6206 A California Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 02 1B 001.00

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, **Bruce McCreedy, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laurel Sabadosh**, ("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 A of 6206 CALIFORNIA 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 6206 CALIFORNIA COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record as Instrument No. 20150323-0024899, 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 6206 CALIFORNIA 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. 20150323-0024899, 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 Bruce J. McCreedy, Jr., unmarried, by Warranty Deed from Kim C. Dang, an unmarried woman and Quang Luong, an unmarried man, as joint tenants with right of survivorship, of record in Instrument No. 20200730-0084065, in the Register's Office of Davidson County, Tennessee, dated July 27, 2020 and recorded on July 30, 2020.

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 Cherokee Park Subdivision, as recorded in Plat Book 161, Page 75.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150323-0024899.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 6206 A California Avenue Nashville TN 37209

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 19th day of April, 2024.

Bruce McCreedy, Jr. by John Rula, 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, John Rula, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Bruce McCreedy, Jr. and that he is authorized by Bruce McCreedy, Jr. to execute this instrument on his behalf.

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

Notary Public
My Commission Expires: _____

