Karen Johnson Davidson County
Batch# 1129602 DEEDWARR
05/01/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,042.40
20240501-0031874

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF April, 2024

Notary Public

MY COMMISSION EXPIRES: 11.2.2026

(AFFIX SEAL)

MST 2024-0368

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Koebel and Scott Qualls	**New Owner**	072-05-0N-047.00-CO
(NAME)	(NAME)	
3064 Edwin Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kareim Oliphant and Kaila Oliphant, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara Koebel and Scott Qualls, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 47 of High View Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20201216-0148666, as amended in Instrument No. 20210204-0016516 and Instrument No. 20230406-0025206, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kareim Oliphant and Kaila Oliphant, husband and wife by Warranty Deed from High View Cottages, LLC, a Tennessee limited liability company of record in Instrument No. 20231227-0099306 Register's Office for Davidson County, Tennessee, dated December 22, 2023 and recorded on December 27, 2023.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become

due and payable. 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 Master Declaration for High View of record in Instrument Number 20200922-0108662, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration for High View Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20201216-0148666 with First Amendment recorded in Instrument No. 20210204-0016516 and Second Amendment recorded in Instrument No. 20230406-0025206, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200910-0103453, in the Register's Office for Davidson County, Tennessee. Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, Appurtenances of record in Instrument Number 20201102-0127504, in the Register's Office for Davidson County, Tennessee. Slope Easement to the State of Tennessee Department of Highways of record in Book 4094, Page 715 and Book 4103, page 745, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer and/or Storm Drainage Easement and Temporary Construction Easements of record in Book 4236, Page 828, in the Register's Office for Davidson County, Tennessee. Easement for water tank drain line and appurtenances of record in Book 5559, Page 569, in the Register's Office for Davidson County, Tennessee. Easement and right of way for street purposes of record in Book 8463, Page 305, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 4060, Page 15 and Plat Book 332, page 34, Register's Office for Davidson County, Tennessee. Agreement for the Dedication of a Pedestrian Access Easement of record in Instrument Number 20201201-0139236, in the Register's Office for Davidson County, Tennessee.

This property, known as 3064 Edwin Circle, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 24th DAY OF APRIL, 2024.

Kareim Oliphant

Kaila Oliphant

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kareim Oliphant and Kaila Oliphant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of April, 2024.

Notary Public

My commission expires: 3/23/27

Amelia Swanson
State of Tennessee Notary Public
(SEAL)
Williamson County

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/1/2024 (date of document).

Affiant Signature

5/1/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

