THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4597
Parcel ID: 108-07-0B-083.00

Property Address:
300 Timberway Circle, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1129671 DEEDWARR
05/01/2024 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20240501-0031956

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
NEW OWNER

Name and Address of New Owner:
Sophia Rose Reams
300 Timberway Circle
Nashville, TN 37214

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **ERIC SCHELL, a single man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **SOPHIA ROSE REAMS, a single woman,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

Being Unit No. 83-L (Unit No. 83, Building L) of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided interest in the common elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plan of Timber Lake Condominiums as set forth in Exhibit "A-2" of said Master Deed for a more complete and accurate description thereof.

Being the same property conveyed to ERIC SCHELL, a single man by Deed dated August 22, 2022 from SCHREIBER PROPERTIES, LLC, a Tennessee Limited Liability Company, recorded September 27, 2022, in Instrument Number 20220927-0106977, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 300 Timberway Circle, Nashville, TN 37214.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 6250, page 219, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Drainage Easement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 5856, page 80, Register's Office for Davidson County, Tennessee.

4. Easement for Television Cable granted to Elm Hill Builders as contained in Book 6587, page 204, Register's Office for Davidson County, Tennessee.

5. Easement and Right of Entry Agreement granted to InterMedia Partners Southeast L.P. as contained in Book 10262, page 46, Register's Office for Davidson County, Tennessee.

6. Easement granted to Comcast of Nashville I, LLC as contained in Instrument Number 20180207-0012286, Register's Office for Davidson County, Tennessee.

7. Charter for Homeowner's Association of record in Book 6546, page 947 and Book 6561, page 141,
Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions of record in Book 6549, page 175, Book 6549, page 475, Book 6561, page 141, Book 7153, page 617 and book 8504, page 609, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 30 day of April, 2024.

ERIC SCHELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ERIC SCHELL, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 30 day of April, 2024.

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 7/18/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $265,000.00.

Affiant

SWORN TO and subscribed before me on this 30 day of April, 2024.

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/7/26

Tennessee Certification of Electronic Document

I, Lutece Bone, 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 04/30/2024 (date of document).

Affiant Signature

04/30/2024

Date

State of TN

County of WILSON

Sworn to and subscribed before me this 30th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-02-2028

NOTARY'S SEAL

