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

CRT File No. 240447465

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $560,000.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 9th day of May, 2024.

Kim Murray
Notary Public
My Commission Expires: 3/7/26

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1133964
05/13/2024 11:08:06 AM
Fees: $13.00 Taxes: $2,072.00

Davidson County
DEEDWARR
2 pgs

20240513-0034984

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anna Christine Miller 316 Artisan Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 118-06-0D-075.00 CO

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, **Stephen C. Petrovich and Emilie Petrovich, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Anna Christine Miller, a single woman**, ("Grantee"), her 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 75, Gale Park Single Family Homes, A Condominium, As Described In Declaration Of Record In Instrument No. 20110224-0015356, Amended In Instrument No. 20110311-0019705, Register's Office For Said County, To Which Reference Is Hereby Made For A More Complete Description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to STEPHEN C. PETROVICH and EMILIE PETROVICH, HUSBAND AND WIFE, by deed from MOLLY E. KATZ, of record in Instrument No. 20180703-0064726, dated June 29, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 118-06-0D-075.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20110224-0015350, Instrument No. 20110224-0015356, which was corrected by Scrivener's Affidavit of record in Instrument No. 20110531-0041215, and being amended by Instrument No. 20110311-0019705, Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, Instrument No. 20120508-0039773, Instrument No. 20120921-0086161, Instrument No. 20120921-0086162 , Instrument No. 20130306-0022201, Instrument No. 20131230-0130919, and Instrument No. 20200327-0033394, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20110208-0011108, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20100810-0063194, said Register's Office.

Easement for Slope and Grading, recorded in Instrument No. 20041108-0134230, said Register's Office.

Drainage Detention, Access Road and Sign Agreement recorded in Book 9237, page 382, said Register's Office.

Site Development Agreement recorded in Book 9237, page 425, said Register's Office.

Reserve Easement and Restrictions Agreement recorded in Book 9237, page 495, said Register's Office.

Restrictions contained in Memorandum of Lease of record in Book 8246, page 227, said Register's Office.

This is improved property located at 316 Artisan Lane Nashville TN 37204

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 9th day of May, 2024.

Stephen C. Petrovich

Emilie Petrovich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen C. Petrovich and Emilie Petrovich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026