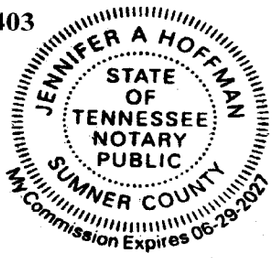
Karen Johnson Davidson County
Batch# 1134315 DEEDWARR
05/13/2024 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20240513-0035153

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447403** 	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is: $~~840,~~000.00. Affiant Subscribed and sworn to before me, this 9th day of May, 2024. Notary Public My Commission Expires: 6/29/27

WARRANTY DEED

Address New Owner: Melissa A. Gallant 415 Church Street, Unit 2514 Nashville TN 37219	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-06-1J-241.00 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, **Mark D. Haws, unmarried, and Melinda J. Haws, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Melissa A Gallant, married 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 No. 2514, together with the appurtenant interest in the common elements of Viridian, a Condominium, a horizontal property regime established by Master Deed, of record as Instrument No. 20061004-0122833, and addendum of record as Instrument No. 20061004-0122834, and corrected as Instrument No. 20061004-0122836, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium plat attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to MARK D. HAWS, A SINGLE PERSON and MELINDA J. HAWS, A SINGLE PERSON, by deed from TIMOTHY G. KRAUS, TRUSTEE AND CLAUDIA S. KRAUS, TRUSTEES OF THE KRAUS FAMILY TRUST U/A/D MARCH 11, 2014, of record in Instrument No. 20151001-0100099, dated September 25, 2015, 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. 093-06-1J-241.00 CO.

Master Deed of record as Instrument No. 20061004-0122833, and addendum of record as Instrument No. 20061004-0122834, and corrected as Instrument No. 20061004-0122836, and amended as Instrument Nos. 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536, 20140128-0007721, corrected as Instrument No. 20140530-0046816, and further amended as Instrument Nos. 20171002-0100849, 20180510-0045059, 20191211-0127973, 20210224-0022602, 20210316-0034923, 20210504-0059486, 20210527-0071781, 20220322-0032699 , 20220413-0042759 , 20220601-0063430 , 20220609-0065739 , 20230518-0037490 , and 20230915-0072432 , said Register's Office.

Transfer of Declarant Rights of record as Instrument No. 20190819-0083016, said Register's Office.

Subjected to restrictions and other matters relating to the Capitol Mall Redevelopment Plan as set forth in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, and as Instrument Nos. 20020626-0076795, 20050124-0008719, 20130903-0092714, and 20130903-0092715, said Register's Office.

Easement Agreement of record as Instrument No. 20060928-0120211, said Register's Office.

Agreement and Release of record as Instrument No. 20060928-0120212, said Register's Office. Stormwater Quality Agreement of record as Instrument No. 20040916-0111454, said Register's Office.

Reciprocal Easement Agreement of record as Instrument No. 20041103-0132451, said Register's Office.

This is improved property located at 415 Church Street, Unit 2514 Nashville TN 37219

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.

Mark D. Haws

Melinda J. Haws

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark D. Haws and Melinda J. Haws, 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 05-08-2026

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 5/9/2024.

Jennifer A Hoffman
AFFIANT

DATE: 5/13/2024

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 13th day of May, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027