Prepared by.
Record and Return To:
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

CRT File No. 240447581

Karen Johnson
Batch # 1139691
05/28/2024 09:58:58 AM
Fees: $13.00 Taxes: $1,628.00
Davidson County
DEEDWARR
2 pgs
20240528-0039260

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $440,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 2024.

Notary Public
My Commission Expires:

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph P. Sadlowski 320 Old Hickory Boulevard, Unit 2709 Nashville TN 37221	New Owner	Tax Parcel ID No. 128-12-0A-118.00 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, **Monica L. Smith-Ashford, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph P. Sadlowski, unmarried** ("Grantee"), his 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. 118, Building No. 27, on the Plan of EAGLE RIDGE AT THE RESERVE, Section 7, Phase 1B, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 21, to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003694, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to MONICA L. SMITH-ASHFORD, by deed from EAGLE RIDGE AT THE RESERVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20031003-0146149 , dated September 29, 2003 , 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. 128-12-0A-118.00 CO.

Master Deed of record in Instrument No. 20011011-0110875, corrected by Scrivener's Affidavit of record in Instrument No. 20051129-0143344 and Supplemented in Instrument No. 20030108-0003694, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20030106-0001894, Instrument No. 20041019-0125465 and Instrument No. 20010201-0009806, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20001103-0109348, said Register's Office.

Agreement for Dedication of Public Utility Easement of record in Instrument No. 20000720-0071583, said Register's Office.

Easement to Harpeth Valley Utility District of record in Instrument No. 20050721-0084650, said Register's Office.

Easement of record in Book 5074, Page 945, Book 7861, Page 559, Book 8083, Page 534, said Register's Office.

Grant of Easement of record in Instrument No. 20140924-0087653 and Instrument No. 20180611-0055669, said Register's Office.

Easement for Declaration of Reciprocal Access and Maintenance, recorded in Instrument No. 20191001-0100109 , said Register's Office.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 200101160004521, said Register's Office

This is improved property located at 320 Old Hickory Boulevard, Unit 2709 Nashville TN 37221

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 20th day of May, 2024.

Monica L. Smith-Ashford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Monica L. Smith-Ashford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2024.

Notary Public

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

My Commission Expires: _____