THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547900**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 4th day of June, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1143145 DEEDWARR
06/04/2024 02:34:38 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20240604-0041765

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: John Buntin 658 Timber Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 02 0C 030.00

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, **Ted M. Clayton, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Buntin**, ("Grantees"), its 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. 30 together with carport designated as No. 30A on the Plan of REGENCY PARK, of record in Plat Book 3700, Pages 111 and 112, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of the Regency Park Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 3815, Page 778, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83 and Book 11288, Page 513 and Instrument Number 20031029-0159210, said Register's Office.

Being the same property conveyed to Ted M. Clayton, by Warranty Deed from I. C. Thomasson and wife, Margaret P. Thomasson, of record in Instrument No. 20041220-0151067 and re-recorded in Instrument No. 20051005-0120150, in the Register's Office of Davidson County, Tennessee, dated December 13, 2004 and recorded on December 20, 2004.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REGENCY PARK, as recorded in Plat Book 3700, Page(s) 111 and 112.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodlawn Manor, as recorded in Plat Book 3600, Page(s) 78.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing REGENCY PARK Condominium of record in Book 3815, Page 778; Amendments to the By-Laws in Book 4364, Page 381; Book 4767, Page 431; Book 5673, Page 429; Book 6047, Page 201; Book 7662, Page 942; Book 7728, Page 343; Book 9746, Page 83; Amended and Restated By-Laws recorded in Book 11288, Page 513 and Instrument No. 20031029- 0159210; as amended in Instrument Nos. 20050531-0060994 and 20221110-0120652; Rules and Regulations in Instrument No. 20110525-0040197; as amended in Instrument No. 20171030-0110958 and Instrument No. 20240403-0023605; also subject to

easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Water Mains and Appurtenances, recorded in Book 3943, Page 821.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4067, Page 947.

Easement recorded in Book 3953, Page 348.

This is improved property located at 658 Timber Lane Nashville TN 37215

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 4th day of June, 2024.

Ted M. Clayton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ted M. Clayton, 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 4th day of June, 2024.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027