THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240647952** Karen Johnson Davidson County Batch # 1148532 **DEEDWARR** 06/18/2024 02:41:02 PM 2 pgs Fees: $13.00 Taxes: $1,491.10 20240618-0045924	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $403,000.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2024. Notary Public My Commission Expires:

DEBRA LEIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner: Pamela F. Hausman and Charles H. Hausman 129 Holly Forest Nashville TN 37221	Send Tax Bills To: 131 Carnavon Pkwy Nashville, TN 37205	Tax Information: Tax Parcel ID No. 142 08 0A 037.00

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, **Shaun A. Rice, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela F. Hausman and Charles H. Hausman, wife and husband** ("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. 37 of Coronada Phase I, Town Home Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, page 26, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with th said Apartment's appurtenant undivided interest in the general and limited common elements.

Being the same property conveyed to Shaun A Rice by Warranty Deed from Barry Edward McAlister and Laura Hudson McAlister, husband and wife, dated November 7, 2020 and recorded on November 23,2020, of record in Inst. No. 20201123-0137501, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents. This conveyance is subject to: Taxes for 2024, and subsequent years;

All matters shown on the Plan, with Owner's Certificate, of record in Book 4860, page 26, said Register's Office. Subject to the provisions of the condominium Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, Book 5869, page 269, By Laws in Book 4901, page 702, amended in Inst. No. 20100304-0016850, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

Charter of Coronada Condominium Association, Inc., of record in book 4902, page 938, amended in Book 6132, page 118, Book 7694, page 733, said Register's Office.

Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7173, page 324, said Register's Office.

Easement to Comcast of Nashville I, LLC, of record in Inst. No. 20130118-0006281, said Register's Office.

Easement lease to BellSouth Mobility of record in Book 9045, page 954, said Register's Office. Agreement with Sprint Spectrum, L.P. of record inBook 10237, page 775, and Memorandum of Lease Agreement to STC Five, LLC, of record in Inst. No. 20100419-0029232, said Register's Office. Memorandum of Lease to BellSouth Mobility, Inc. of record in Book 9011, page 741, and Memorandum of Lease to New Cingular Wireless PCS, LLC, of record in Inst. No. 20100330-0023625, said Register's Office. Lease Agreement to Nashville Cellular, of record in Book 7114, page 409, and Book 7261, page 577, and Memorandum of Lease to BellSouth Mobility of record in Book 9011, page 741, and Memorandum of Lease to Crown Castle GT Company, LC, of record in Inst. No. 20060607-0067801 and Inst. No. 20100419-0029233, said Register's Office.

This is improved property located at 129 Holly Forest 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 18th day of June, 2024.

Shaun A. Rice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shaun A. Rice, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2024.

Notary Public

My Commission Expires: _____

