THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240648049** Karen Johnson Davidson County Batch # 1160550 **DEEDWARR** 07/22/2024 02:15:46 PM 2 pgs Fees: $13.00 Taxes: $1,221.00 20240722-0054813	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2024. Notary Public My Commission Expires: 1/26/25 MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 26, 2025

WARRANTY DEED

Address New Owner: Nicole Richard Williams and Nathan Williams 7470 Charlotte Pike Apt 1 Nashville TN 37209	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 114-11-0A-026-00-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, **Samantha Gutman, an unmarried woman and Jack Nathan Gutman, a married man, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nicole Richard Williams and Nathan Williams, wife and husband,** ("Grantees"), their 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. 1, on the Plan of West Hills 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 amendments of record in Instrument No. 20001212-0122257, and in Instrument No. 20040115-0006459, Bylaws of record in Instrument No. 201702230018186 and Instrument No. 20180206-0011883, 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 West Hills 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 Samantha Gutman, an unmarried woman and Jack Nathan Gutman, a married man, as joint tenants with right of survivorship by Warranty Deed from Steven Schutz and Michele Schutz, husband and wife of record in Instrument No. 20220812-0091685 Register's Office for Davidson County, Tennessee, dated August 10, 2022 and recorded on August 12, 2022.

The execution of this instrument is affected by the signature of Samantha Gutman, as Attorney-in-Fact for Jack Nathan Gutman, which Power of Attorney is recorded in Instrument Number 20240722 0054812, said Register's Office.

Jack Nathan Gutman has never lived in the subject property as a married person and the subject property is not subject to any marital rights therein.

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.
Taxes for the year 2024, a lien not yet due and payable.
Site Plat for West Hills Condominiums in Instrument No. 20020821-0101251, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West Hills Condominiums with By-Laws appended thereto, of record in Instrument Number 20001212-0122257, supplemented in Instrument No. 20020125-0010757, amended in Instrument 20020125-0010758, Instrument 20021021-0128687, Instrument No. 20040115-0006459 and Instrument No. 20151007-0102294 and amended in Instrument No. 20170223-0018186, Register's Office for Davidson County, Tennessee.

Charter of West Hills Condominiums Homeowners Association, Inc. in Instrument No. 20001212-0122256, Register's Office for Davidson County, Tennessee.
Easement in Instrument No. 20030225-0024736, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement in Instrument No. 20001208-0121328 and Instrument No. 20030506-0060048, Register's Office for Davidson County, Tennessee.
Mineral Rights Easement in Book 358, page 46, Register's Office for Davidson County, Tennessee.
Right of Way Easement in Book 751, page 374 and Book 1634, page 593, Register's Office for Davidson County, Tennessee.
Tennessee Electric Powerline Easement in Book 787, pages 13 & 14, Register's Office for Davidson County, Tennessee.
Easement for Family Cemetery in Book 2484, page 315, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easements for Sanitary Sewers in Book 5222, pages 720 and 723, Register's Office for Davidson County, Tennessee.
Access Easement Agreement in Book 10008, page 79, Register's Office for Davidson County, Tennessee.
By-Laws of record in Instrument No. 20180206-0011883 and Instrument No. 20180511-0045318, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7470 Charlotte Pike Apt 1 Nashville TN 37209

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, Grantors warrant this instrument is effective as of the 17th day of July, 2024.

Samantha Gutman

Jack Nathan Gutman by Samantha Gutman as Attorney-in-fact

Jack Nathan Gutman by Samantha Gutman as Attorney-in-fact

STATE OF Florida)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samantha Gutman, 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 16th day of July, 2024.

Notary Public Carmen F. Alvarez
My Commission Expires: 5/28/2027
Prod TN DL
X Physical Presence
or
_ Online Notarization

CARMEN F. ALVAREZ
Commission # HH 368246
Expires May 28, 2027

STATE OF Florida)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samantha Gutman 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, and who further acknowledged that she is the Attorney-in-Fact for Jack Nathan Gutman, and that she is authorized by Jack Nathan Gutman, to execute this instrument on his behalf.

WITNESS my hand, at office, this 16th day of July, 2024.

Notary Public Carmen F. Alvarez

My Commission Expires: 5/28/2027

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