THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848641** Karen Johnson Davidson County Batch # 1176411 09/03/2024 02:19:27 PM DEEDWARR Fees: $13.00 Taxes: $1,443.00 2 pgs 20240903-0067722	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2024. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Robert Marberry and Mickie Marberry 743 Southmeade Parkway Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117070B204.00CO & 117070B00700CO

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, **Rosemary A. Verrall, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Marberry and Mickie Marberry, husband and wife**, ("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. 204 as shown on the Plat of THE CLARIDGE of record in Plat Book 5800, Page 63, Register's Office for Davidson County, Tennessee, together with Storage Room S-11 and Garage G-7, as shown on said Plat, together with an undivided interest in the common elements of The Claridge Homeowners Association, all as described in Book 5896, Page 607, et seq., said Register's Office.

Being the same property conveyed to Rosemary A. Verrall, unmarried, by Warranty Deed from Martin Davis and wife, Katherine Davis, of record in Book 8495, Page 636, in the Register's Office of Davidson County, Tennessee, dated November 22, 1991 and recorded on November 27, 1991.

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 and thereafter, not yet due and payable.

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 THE CLARIDGE, as recorded in Plat Book 5800, Page(s) 63.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLARIDGE Condominium of record in Book 5896, Page 607; 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.

Storm Water Detention Agreement as set forth in instrument recorded in Book 5861, Page 550.

This is improved property located at 3180 Hillsboro Pike #3180 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.

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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 28th day of August, 2024.

Rosemary A. Verrall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rosemary A. Verrall, 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 28th day of August, 2024.

Notary Public
My Commission Expires: _____

