THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149266** Karen Johnson Davidson County Batch # 1215487 DEEDWARR 12/12/2024 10 08 04 AM 2 pgs Fees $13 00 Taxes $813 63 20241212-0096528	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $219,900 00 Affiant Subscribed and sworn to before me, this 11th day of December, 2024 Notary Public My Commission Expires JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09 2027

WARRANTY DEED

Address New Owner· Brian Jansen Van Der Spuy 2197 Nolensville Pike #317 Nashville TN 37211	Send Tax Bills To· New Owner	Tax Information Tax Parcel ID No 105 16 0B 317 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, **Joel Hunt, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Jansen Van Der Spuy, unmarried**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No 317, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of PARK AT MELROSE HEIGHTS, A CONDOMINIUM DEVELOPMENT, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No 20140903-0080570, First Amendment in Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231, Instrument No 20151019-0106253 and Instrument No. 20160524-0051837 Register's office for Davidson County, Tennessee, including without limitation the By- Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment of the Declarations of record under Instrument No 20150211-0012545 and Second Amendment in Instrument No 20150223- 0015231, Instrument No 20151019-0106253 and Instrument No 20160524-0051837 said Register's Office, for a more complete identification and description of such Unit

Being the same property conveyed to Joel Hunt, an Unmarried Man, by Warranty Deed from Breean Hewitt, a Married Woman, of record in Instrument No 20240419-0028030, in the Register's Office of Davidson County, Tennessee, dated April 17, 2024, and recorded on April 19, 2024

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 2025 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 JOHN H CANADAY'S SUBDIVISION OF WEST LAWN, as recorded in Plat Book 332, Page(s) 90

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20111209-0096389 as supplemented in Instrument No 20130904-0093227.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140903-0080570, as amended in Instrument No. 20150211-0012545, Instrument No 20150223-0015231, Instrument No 20160524-0051837, Assignment of Declarant's Rights recorded in Instrument No 20151019-0106253 and Rules and Regulations recorded in Instrument No. 20231115-0089095

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151120-0117818.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4251, Page 953.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20081103-0108990

Easement for Utility Line, recorded in Instrument No 20131219-0128193

Easement for Broadband Communications Services, recorded in Instrument No. 20150126-0007090 and Instrument No 20180309-0022562

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No 20081103-0108951

Charter for Park at Melrose Heights Condominium Association Inc. recorded in Instrument No. 20140820-0075537

Application to Combine Parcels of record in Instrument No 20080508-0047907.

This is improved property located at 2197 Nolensville Pike #317 Nashville TN 37211

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 11th day of December, 2024

Joel Hunt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joel Hunt, 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 11th day of December, 2024

Notary Public
My Commission Expires

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