Karen Johnson Davidson County
Batch# 1243139 DEEDWARR
03/05/2025 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,883.30
20250305-0016621

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of March, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Carlie Vowell and Jonathan Zadick	Legacy HomeLoans	104-1-F-1.00
(NAME) 200 36th Avenue North, Unit 1	(NAME) 2 Cadillac Dr.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20250041

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Courtney Wiseman, an unmarried woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Carlie Vowell, an unmarried woman, and Jonathan Zadick, an unmarried man, as Joint Tenants with Right of Survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit 1, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315 and amended in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Courtney Wiseman, an unmarried woman, by Warranty Deed from Joseph Birdsong, married, dated 11/22/2019 and filed of record in Instrument No. 20191125-0121299, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Condominiums and filed of record in in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:

Charter of HOA appearing of record in Instrument No. 20080805-0080550, Register's Office for said County.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Nos. 20080421-0040206 and 20080505-0046041, Register's Office for said County.

Stormwater Detention Agreement of record in Instrument Nos. 20070425-0049064 and 20080505-0045999, Register's Office for said County.

Easements of record in Book 1851, Page 222 and Book 5594, page 379, Register's Office for said County.

Application to Combine Parcels, of record in Instrument No. 20070606-0067812, Regbister's Office for said County.

Agreement for Dedication of Easement for Storm Drainage and Access Easement of record in Instrument No. 20070425-0049073, Register's Office for said County.

Easement Agreement of record in Instrument No. 20131007-0105196, Register's Office for said County.

Grant of Easement of record in Instrument No. 20081017-0104357, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 200 36th Avenue North, Unit 1, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of March, 2025.

X _____
Courtney Wiseman

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Courtney Wiseman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th of March, 2025.

_____
Notary Public
My Commission Expires: 3/25/28

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 3/4/25.

Affiant Signature

3/5/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY