Chapman & Rosenthal Title, Inc
[illegible], Suite 130

Prepared and Record and Return To

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250350430

Karen Johnson
Batch # 1258424
04/14/2025 10 20 44 AM
Fees $13 00 Taxes $1,702 00
Davidson County
DEEDWARR
2 pgs
20250414-0027898

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $460,000 00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2025

Notary Public
My Commission Expires.

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information:
Candy R. Morris 128 Hicks Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142 16 0G 014.00

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, **Niola Cusati, married, as her sole and separate property,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Candy R. Morris, and Cheap Hill Capital Company, LLC, a Tennessee Limited Liability Company, as tenants in common,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Situated in Davidson County, Tennessee, being Unit No. 14, on the Amended Final Plat, DEVON CLOSE TOWN HOMES, A HORIZONTAL PROPERTY REGIME, of record in Plat Book 9700, Page 147, Register's Office for Davidson County, Tennessee, and further established by Master Deed and Bylaws of record in Book 9747, Page 278, as amended in Instrument Number 201703100024056, 20200304-0024121 and 20241203-0093950 said Register's Office, reference which is hereby made for a more complete description

Being the same property conveyed to Niola Cusati, Unmarried, by Quitclaim Deed from Niola Cusati, unmarried and Loren Cusati, married, of record in Instrument No 20230504-0033292, in the Register's Office of Davidson County, Tennessee, dated May 03, 2023 and recorded on May 04, 2023.

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 DEVON CLOSE TOWN HOMES, A HORIZONTAL PROPERTY REGIME, as recorded in Plat Book 9700, Page(s) 147 and Book 9700, Page 86

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MASTER PLAT, DEVON HILLS, as recorded in Plat Book 6900, Page 398.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7517, Page 283; as amended in Book 7517, Page 367; Book 8180, Page 222; Book 8712, Page 620; as Designation recorded in Book 8712, Page 618; Book 8796, Page 416; Book 9150, Page 182, Book 9492, Page 594, Book 9492, Page 600; Book 10692, Page 750 and Book 10692, Page 753.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into

the Master Deed establishing DEVON CLOSE TOWNHOMES of record in Book 9747, Page 278; Instrument Nos. 20170310-0024056; 20241203-0093950; 20200304-0024121; 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.

Easement for Public Utilities, recorded in Instrument No. 20110629-0049687.

Charter for Devon Hills Community Association Inc recorded as Book 7520, Page 564.

Common Open Space Deed recorded as Book 9618, Page 880.

This is improved property located at 128 Hicks Road 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 10th day of April, 2025

Niola Cusati

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Niola Cusati, 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 10th day of April, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-6-2026