THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350177**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2025. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1260610 DEEDWARR
04/16/2025 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250416-0029159

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 2, 2026

WARRANTY DEED

Address New Owner: Amanda Rose Shah 806 Olympic Street Apt210 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 02 3F 210.00

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, **Lyndsay Rowley, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Rose Shah, an unmarried woman** ("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. 210, on the Horizontal Property Regime for Alina Condominiums, as recorded in the Master Deed of record in Instrument No. 20200415-0039348, as amended in Instrument No. 20200609-0058742, Instrument No. 20200721-0079746, Instrument No. 20200727-0082071, Instrument No. 20200827-0097047, Instrument No. 20200827-0097052, Instrument No. 20201030-0127250 and Instrument No. 20210309-0030977, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Together with the special rights to use the limited common elements as set out in Article III of the Declaration of Condominium for for Alina Condominium and certain parking space number P-21.

Being the same property conveyed to Lyndsay Rowley, an unmarried woman, by Warranty Deed from 806 Olympic, LLC, a Michigan Limited Liability Company, of record in Instrument No. 20210303-0027718, in the Register's Office of Davidson County, Tennessee, dated February 26, 2021 and recorded on March 03, 2021.

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.

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 ROCK CASTLE TRACT, as recorded in Plat Book 21, Page 94.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF LOTS 10 & 11, ROCK CASTLE, as recorded in Plat Book 57, Page 100. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Alina, a Condominium of record in Instrument No. 20200415-0039348, as amended by instrument(s) of record in Instrument Nos. 20200609-0058742, 20200721-0079746, 20200727-0082071, 20200827-0097052, 20201030-0127250 and 20210309-0030977, amendment to By-Laws recorded in Instrument No. 20200827-0097047;

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.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723.

Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 4579, Page 874.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200827-0097543.

Easement for Public Right-of-Way, recorded in Instrument No. 20190207-0011860.

Subject to a street closing and any easement(s) retained in Ordinance No. 098-1235, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

This is improved property located at 806 Olympic Street Apt210 Nashville TN 37203

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 15th day of April, 2025.

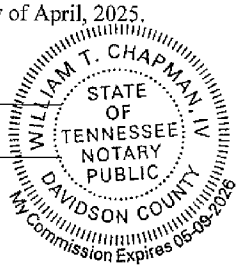
Lyndsay Rowley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lyndsay Rowley, 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 15th day of April, 2025.

Notary Public
My Commission Expires:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 true and exact copy of the original document executed and authenticated according to law on April 15, 25 (date of document).

Jennifer L. Pennell

April 16, 25

Date

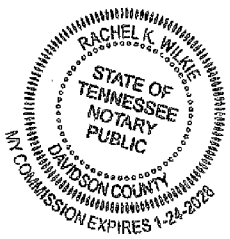
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 16, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal