Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

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

CRT File No. 250450688

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $494,000 00

Affiant

Subscribed and sworn to before me, this 16th day of May, 2025

Notary Public
My Commission Expires

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1274492
05/19/2025 11 48 01 AM
Fees $13 00 Taxes $1,827 80

Davidson County
DEEDWARR
2 pgs

20250519-0039210

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nancy Koutek Banaszek Trust dated May 13, 2025 320 Old Hickory Boulevard, Apartment 206 Nashville TN 37221	New Owner	Tax Parcel ID No 128-12-0A-007 00 CO

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, **Sommer White, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy Koutek Banaszek Trust dated May 13, 2025**, ("Grantee"), 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 7 , Building No 2, together with the appurtenant interest in the common elements of Eagle Ridge At The Reserve, Section 1, Phase 1A , a horizontal property regime established by Master Deed of record in Instrument No. 20011011-0110875, Register's Office for Davidson County, Tennessee , said Unit being depicted on the plat attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to SOMMER WHITE, by deed from WILLLIAM W GREGORY JR., of record in Instrument No. 20171121-0119433, dated November 17, 2017, said Register's Office

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 128-12-0A-007.00 CO.

Master Deed of record as Instrument No 20011011-0110875, said Register's Office

Restrictive Covenants contained in instrument of record as Instrument No 20010116-0004521, said Register's Office.

Easement for construction and maintenance of a drainage facility granted to the State of Tennessee of record in Book 8083, page 534, said Register's Office

Easement Agreement of record in Book 5074, page 945, said Register's Office

Drainage Easement of record in Book 7861, page 559, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20001103-0109348, said Register's Office.

Matters shown on the Plan of record in Plat Book 7900, pages 896, 897 and 898 and in Instrument No. 20020319-0033865, said Register's Office.

Easement granted to ComCast of Nashville, I, LLC, of record in Instrument No. 20140924-0087653.

This is improved property located at 320 Old Hickory Boulevard, Apartment 206 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 16th day of May, 2025.

Sommer White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sommer White, 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 16th day of May, 2025

Notary Public

My Commission Expires _____

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028