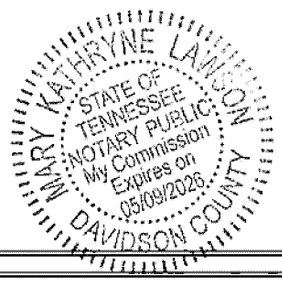
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751476**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $490,000.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2025. Notary Public My Commission Expires:



Karen Johnson Davidson County
Batch# 1297896 DEEDWARR
07/15/2025 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20250715-0055801

WARRANTY DEED

Address New Owner: Daniel Jung 1900 12th Avenue South #219 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 09 1H 020.00

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, **Sarah Auerbach, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Jung, an unmarried man**, ("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. 219, on the Plan of THE CHELSEA CONDOMINIUMS, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Number 20181128-0116220, Instrument Number 20190226-0017434, Instrument Number 20241002-0076525 and Instrument Number 20241021-0081481, and Amendment to Bylaws recorded in Instrument Number 20230317-0019548, Withdrawal of First Amendment to By-Laws recorded in Instrument Number 20241021-0081480 and Amendment to Bylaws recorded in Instrument Number 20241021-0081482, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Auerbach, single woman, by Warranty Deed from Ronnie Solley and Danielle Solley, husband and wife, of record in Instrument No. 20210430-0058295, in the Register's Office of Davidson County, Tennessee, dated April 28, 2021, and recorded on April 30, 2021.

The above-described property was never the marital residence of the grantor.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AB HILL'S SUBDIVISION OF THE PLANT LANDS, as recorded in Plat Book 332, Page(s) 65.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SEVENTY-THREE, EDGEHILL ESTATES, as recorded in Plat Book 4715, Page(s) 50.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CHELSEA CONDOMINIUMS of record in Instrument No. 20181119-0113627, amended in Instrument No. 20181128-0116220, Instrument No. 20190226-0017434, Instrument No. 20241002-0076525 and Instrument No. 20241021-0081481, and Amendment to Bylaws recorded in Instrument No. 20230317-0019548, Withdrawal of Amendment to By-Laws recorded in Instrument No. 20241021-0081480 and Amendment to Bylaws recorded in Instrument No. 20241021-0081482; 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 Deed Restrictions recorded in Book 5691, Page 766.

Covenants, Conditions and Restrictions as set forth in Declarations of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150723-0072512.

Easement for Public Street Right of Way and Pedestrian Access, recorded in Instrument No. 20151216-0126629.

Easement for Broadband Communications Services, recorded in Instrument No. 20180207-0012292.

Parking Lease Agreement as set forth in instrument recorded in Instrument No. 20031105-0162607 as re-recorded in Instrument No. 20031106-0163246.

Charter for Edgehill Estates Homeowners Association recorded as Book 7526, Page 624.

Charter for Opera House Condominium Association Inc. recorded as Instrument No. 20181119-0113921.

Charter for The Chelsea Condominium Association, Inc. recorded as Instrument No. 20181121-0114809.

This is improved property located at 1900 12th Avenue South #219 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 11th day of July, 2025.

Sarah Auerbach By Ryan Dieck, Attorney-in-fact

Sarah Auerbach by Ryan Dieck, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sarah Auerbach and that he is authorized by Sarah Auerbach to execute this instrument on her behalf.

Witness my hand, at office, this 11th day of July, 2025.

_____
Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 July 11, 2025.

Date

Affiant Signature

July 11, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of July, 2025.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)