WARRANTY DEED

Karen Johnson Davidson County
Batch# 1470594 DEEDWARR
09/09/2026 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260909-0083658

File #26-TC-1900-513

(SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 THE 4 DAY OF September 2026.

Notary Public
MY COMMISSION EXPIRES: 11-8-27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jana Cinnamon and Daniel Cinnamon	owners	
(NAME)	(NAME)	**105 09 1H 079.00**
1900 12th Avenue South, Unit #513		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MALATHI SARMA, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DANIEL CINNAMON AND JANA CINNAMON, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. Unit 513, 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 Numbers 20181128-0116220, 20190226-0017434, 20241002-0076525 and 20241021-0081481, 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 Malathi Sarma, an unmarried woman, by Warranty Deed from Mainland Belmont, LLC, a Tennessee limited liability company, of record in Instrument No. 20200306-0025660, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020 and recorded on March 06, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AB HILLS SUBDIVISION, as recorded in Plat Book 332, Page 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 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 Condominium of record in Instrument No. 20181119-0113627, as 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 recorded in Instrument No. 20241021-0081480) and 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 Declaration 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 recorded in Instrument No. 20180207-0012292.
* Charter for Edgehill Estates Homeowners Association, Inc., recorded as Book 7526, Page 624.

* Charter for The Chelsea Condominium Association, Inc., recorded as Instrument No. 20181119-0113921 and Instrument No. 20181121-0114809.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1900 12th Avenue South, Unit #513, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 4th day of September, 2026.

Malathi Sarma

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of September, 2026, before me personally appeared Malathi Sarma, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of September, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on September 4th, 2026. (date of document).

Signature

Date: September 4th, 2026

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 4th day of September 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON