THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023203**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Wilson The actual consideration or value, whichever is greater, for this transfer is: ~~$667,500.00~~. Affiant Subscribed and sworn to before me, this 7th day of November, 2019. Notary Public My Commission Expires: 3.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 313983 DEEDWARR
11/12/2019 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,469.75
20191112-0116043

WARRANTY DEED

Address New Owner: Robert Broda Jr. and Robert Broda Sr. 623 27th Avenue North Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-10-0-F-008.00

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, **John Matthew Corey and Suzanne Corey, as Trustees of The 2018 Corey Family Trust, Dtd. April 27, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Broda Sr. an unmarried man, and Robert Broda Jr., an unmarried man** its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 8 of Plan of 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Plan of 27N at City Heights Townhomes, a Horizontal Property Regime, of record in Instrument No. 20170523-0051197, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed by Quitclaim Deed from John Matthew Corey and Suzanne Corey, husband and wife to John Matthew Corey and Suzanne Corey, as Trustees of The 2018 Corey Family Trust, Dtd. April 27, 2018 as recorded on the 13th day of September, 2018 in Instrument No. 20180913-0091086; Quitclaim Deed from John Matthew Corey and Suzanne Corey, as Trustees of The 2018 Corey Family Trust, Dtd. April 27, 2018 to John Matthew Corey and Suzanne Corey, husband and wife as recorded on the 20th day of August, 2018 in Instrument No. 20180820-0082366; Quitclaim Deed from John Corey and wife, Suzanne Corey to John Matthew Corey and Suzanne Michelle Corey, as Trustees of The 2018 Corey Family Trust, Dtd. April 27, 2018 as recorded on the 3rd day of May, 2018 in Instrument No. 20180503-0042384 and Warranty Deed from E3 Construction Services, LLC, a Tennessee limited liability company to John Corey and Suzanne Corey, husband and wife as recorded on the 26th day of March, 2018 in Instrument No. 20180326-0028194, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2020 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 as recorded in Plat Book 57, Page(s) 91, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170523-0051197, in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Public Street Right of Way to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Instrument No. 20170419-0038484, in the Register's Office of Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument Nos. 20170417-0036601 and 20170428-0042065, in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances recorded at Instrument No. 20170609-0057995, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 623 27th Avenue North Nashville TN 37209

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 7th day of November, 2019.

John Matthew Corey, Trustee

Suzanne Corey, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Matthew Corey and Suzanne Corey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are trustees of The 2018 Corey Family Trust, Dtd. April 27, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of November, 2019.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JUNE 09, 2022

Electronic Document Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom Notary's Signature

MY COMMISSION EXPIRES: 9.16.2020

Notary's Seal (If on paper)

