THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200527295** Karen Johnson Davidson County Batch# 412909 **DEEDWARR** 06/10/2020 12:21:34 PM 2 pgs Fees: $13.00 Taxes: $1,295.00 20200610-0059519	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 2nd day of June, 2020. Notary Public My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 4, 2022

WARRANTY DEED

Address New Owner: Chadwick D O'Shields 506 Elaine Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133 14 0 020.00

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, **Frankie A. DeJesus and Elizabeth S. DeJesus, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chadwick D O'Shields, 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 Lot No. 71 on the Plan of Abbay Hall, Section 1, of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Frankie A. DeJesus and Elizabeth S. DeJesus, husband and wife, by Warranty Deed from Joshua J. Sudbury and Chelsea B. Sudbury, husband and wife, of record in Instrument No. 20151009-0103174, in the Register's Office of Davidson County, Tennessee, dated October 07, 2015 and recorded on October 09, 2015.

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 of Abbay Hall, Section 1, as recorded in Plat Book 2331, Page(s) 18.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7780, Page 808.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2345, Page 514 and Book 2393, Page 627.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6010, Page 804.

This is improved property located at 506 Elaine Drive Nashville TN 37211

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 2nd day of June, 2020.

Frankie A. DeJesus

Elizabeth S. DeJesus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frankie A. DeJesus and Elizabeth S. DeJesus, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2020.

Notary Public

My Commission Expires: _____

