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

CRT File No. 200526965

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $245,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of June, 2020.

Notary Public
My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 15, 2021

Karen Johnson Davidson County
Batch# 421220 **DEEDWARR**
06/19/2020 01:34:28 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20200619-0065553

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer N. Tate 544 Phipps Drive Nashville TN 37218	New Owner	Tax Parcel ID No. 058-11-0-081.00

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, **MJ Everson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer N. Tate, an unmarried woman**, ("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(s) 122 , as shown on the map entitled Royal Hills Section 1, of record in Plat Book 4675, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NOVA NOEL EVERSON, by deed from CHETICKA THOMAS RUSSELL, EXECUTRIX OF THE ESTATE OF BETTY JEAN CASON, of record in Instrument No. 20200227-0021856 , dated February 24, 2020 , said Register's Office.

Being further conveyed to MJ EVERSON, by quitclaim deed from NOVA NOEL EVERSON, of record in Instrument No. 20200526-0054077, dated February 24, 2020, 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 2020 and subsequent years for Map-Par. 058-11-0-081.00.

Davidson County taxes for 2019, Map-Par. 058-11-0-081.00, $1,103.47, PAID.
If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4675, page 73, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4813, page 77 and amended in Book 4895, page 102, said Register's Office.

This is improved property located at 544 Phipps Drive Nashville TN 37218

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 18th day of June, 2020.

MJ Everson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MJ Everson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2020.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES

Notary Public
My Commission Expires: _____