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

CRT File No. 200527337

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of July, 2020.

Notary Public
My Commission Expires: ___

Karen Johnson Davidson County
Batch# 441602 **DEEDWARR**
07/21/2020 11:37:09 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20200721-0079999

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristen Elizabeth Sherrerd 706 Vernon Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 05 0C 706.00

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, **Christopher J. Stuart, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristen Elizabeth Sherrerd, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 706 of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Vernon Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20061024-0131877, 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 to Christopher J. Stuart, an unmarried man and Olivia Wyszkowski, an unmarried woman, by Warranty Deed from Lisa Dodge Grau and Spouse, Gary Richard Grau, of record in Instrument No. 20150429-0038336, in the Register's Office of Davidson County, Tennessee, dated April 27, 2015 and recorded on April 29, 2015.

Olivia Stuart joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 Re-Subdivision of Westover Subdivision of Lot No. 37 Cockrill Plan, as recorded in Plat Book 421, Page(s) 25.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20061024-0131877.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No's. 20060228-0022628, 20060309-0027613, 20060509-0053837 and 20060912-0112820.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No's. 20060309-0027611 and 20060825-0105279.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 706 Vernon Avenue 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 13th day of July, 2020.

Christopher J. Stuart

Olivia Stuart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher J. Stuart, 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 13th day of July, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022