Karen Johnson Davidson County
Batch# 449265 DEEDWARR
08/04/2020 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20200804-0085793

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728353**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2020. Notary Public My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Suzanne K. Kelnhofer, Richard W Kelnhofer, and Marita Kathleen Kelnhofer 404B Theresa Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 01 0S 002.00

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, **Blake Brooks and Kaitlyn Brooks, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suzanne K. Kelnhofer and Richard W Kelnhofer, wife and husband, and Marita Kathleen Kelnhofer, 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 Unit Number B, together with the appurtenant interest in the common area for Unit B of Theresa Avenue Commons, a horizontal property regime established in Declaration of Covenants, Conditions and Restriction for Theresa Avenue Commons of record in Instrument #20140328-0025779, Register's Office of Davidson County, said unit be depicted on the plat as shown on Exhibit C of the aforementioned Instrument.

Being the same property conveyed Blake Brooks and Kaitlyn Brooks, Husband and Wife, by Warranty Deed from Anthony Macleod, an unmarried man and Taylor Chapman, an unmarried man, as tenants in common with rights of survivorship, of record in Instrument No. 20170428-0041746, in the Register's Office of Davidson County, Tennessee, dated April 27, 2017 and recorded on April 28, 2017.

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 West End Park Terrace, as recorded in Plat Book 547, Page(s) 36.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140328-0025779 .

This is improved property located at 404B Theresa Avenue Nashville TN 37205

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 31st day of July, 2020.

Blake Brooks

Kaitlyn Brooks

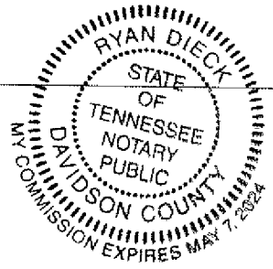
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 31st day of July, 2020.

Notary Public

My Commission Expires: _____



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY