THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728647** Karen Johnson Davidson County Batch# 461841 DEEDWARR 08/21/2020 01:13:30 PM 3 pgs Fees: $18.00 Taxes: $1,849.63 20200821-0094696	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ SUMNER) The actual consideration or value, whichever is greater, for this transfer is: $499,900.00. Affiant Subscribed and sworn to before me, this ~~20th~~ 21st day of August, 2020. Notary Public My Commission Expires: OCT 2 0 2020 KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Erwin Yao Velasquez Kho and Carol Tiffany Chan So 6012A California Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 02 0 196.00

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, **Jeffrey D West, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erwin Yao Velasquez Kho and Carol Tiffany Chan So, husband and wife**, ("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 A, of Homes at 6012 California Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 6012 California Avenue, a Horizontal Property Regime, of record in Instrument No. 20191204-0124999, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Jeffrey D. West, by Warranty Deed from Maria E. Sevilla, unmarried, of record in Instrument No. 20191025-0109652, in the Register's Office of Davidson County, Tennessee, dated October 18, 2019 and recorded on October 25, 2019. Spouse of Maria E. Sevilla having since died.

Being part of the same property conveyed to Maria E. Sevilla, married, by Quitclaim Deed from Alejadra Sevilla, unmarried, of record in Instrument No. 20040520-0059148, in the Register's Office of Davidson County, Tennessee, dated May 14, 2004 and recorded on May 20, 2004.

Being part of the same property conveyed to Alejadra Sevilla and wife, Maria E. Sevilla, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation, of record in Instrument No. 20040308-0025945, in the Register's Office of Davidson County, Tennessee, dated February 27, 2004 and recorded on March 08, 2004.

Said property was never the marital residence of Grantor.

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.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park Subdivision, as recorded in Plat Book 161, Page(s) 75.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191204-0124999.

Easement for Public Right of Way, recorded in Instrument No. 20200103-0000876.

This is improved property located at 6012A California 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 20th day of August, 2020.

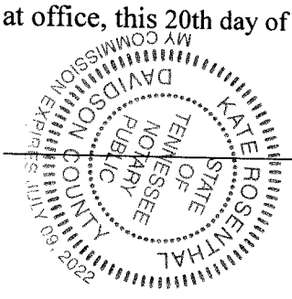
Jeffrey D West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey D West, 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 20th day of August, 2020.

My Commission Expires: _____



Notary Public

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

