Karen Johnson Davidson County
Batch# 488512 DEEDWARR
10/02/2020 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,933.25
20201002-0114245

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$522,500.00** (Five Hundred Twenty Two Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 30th day of September, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jessica Rohr and Matthew W. Lynn 6208 B California Avenue Nashville, TN 37209	New Owner	091022K00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES LEE BARROLL, JR. AND LLORA DARRAH, HUSBAND AND WIFE** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JESSICA ROHR AND MATTHEW W. LYNN, WIFE AND HUSBAND** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Unit 2 of 6208 CALIFORNIA AVENUE COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6208 CALIFORNIA AVENUE COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170517-0048724, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Charles Lee Barroll, Jr. and Llora Darrah, husband and wife by deed from C & E, LLC, a Tennessee limited liability company, of record in Instrument No. 20180604-0052863, dated May 31, 2018 and recorded June 4, 2018, Register's Office for Davidson County, Tennessee.

Being also known as 6208 B California Avenue, Nashville, Tennessee 37209.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **6208 B CALIFORNIA AVENUE** **NASHVILLE, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2020085780

WITNESS, this 29th day of September, 2020

Charles Lee Barroll, Jr.

Llora Darrah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of September, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charles Lee Barroll, Jr. and Llora Darrah** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 29th day of September, 2020.

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

True Copy Certificate of Authenticity

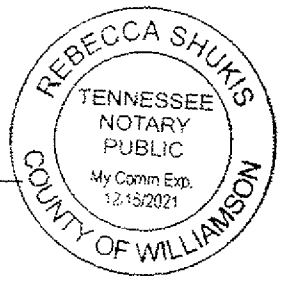
I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, 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: 12/15/2021