THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627813**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $488,900.00. Affiant Subscribed and sworn to before me, this 24th day of July, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 499144 **DEEDWARR**
10/20/2020 10:25:15 AM 2 pgs
Fees: $13.00 Taxes: $1,812.63

20201020-0121904

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler Johnstone and Samantha Johnstone 6207A Pennsylvania Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 02 3F 001.00

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, **Gregory D. Neiss and Whitney B. Neiss, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler Johnstone and Samantha Johnstone, husband and wife**, ("Grantees"), their 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. A of 6207 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6207 Pennsylvania Cottages, a Horizontal Property Regime, of record in Instrument Number 20150519-0046035, 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 the same property conveyed to Whitney G. Broadway and Gregory D. Neiss, by Warranty Deed from 6207 Pennsylvania, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20151015-0104811, in the Register's Office of Davidson County, Tennessee, dated October 13, 2015 and recorded on October 15, 2015. Whitney G. Broadway is a/k/a Whitney B. Neiss.

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.

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. 20150519-0046035.

This is improved property located at 6207A Pennsylvania 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 24th day of July, 2020.

Gregory D. Neiss

Whitney B. Neiss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory D. Neiss and Whitney B. Neiss, 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 23rd day of July, 2020.

Notary Public

My Commission Expires: _____

