THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2633
Parcel ID: 161-09-0A-031.00 CO

Property Address:
4813 Bevendean Drive, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 519424 DEEDWARR
11/20/2020 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20201120-0136701

—Above This Line Reserved For Official Use Only—

Warranty Deed

Send Tax Statements To:
U.S. Bank
7601 Penn Ave. S, Suite A1
Richfield, MN 55423

Address of New Owner:
Ryan Michael Humphrey
4813 Bevendean Drive
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JENNIFER MARIE DONNELLY, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **RYAN MICHAEL HUMPHREY, an unmarried man**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Townhome Unit No. 4813 as set forth in the Master Deed Establishing Brighton Village, Phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JENNIFER MARIE DONNELLY by Deed dated July 28, 2016 from STEPHEN RUSSELL FOUST, recorded August 2, 2016, in Instrument Number 20160802-0079413, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 4813 Bevendean Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. Right-of-way easement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 7520, page 908, Register's Office for Davidson County, Tennessee.

3. Septic waiver as contained in Book 7230, page 136 and Book 7230, page 137, Register's Office for Davidson County, Tennessee.

4. Driveway ingress and egress easement as contained in Book 7233, page 438 and Book 7416, page 47, Register's Office for Davidson County, Tennessee.

5. Stormwater, Sanitary Sewer and Water Pump easement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 20061027-0133549, Instrument No. 20061027-0133575, Instrument No. 20071121-0136366, and Instrument No. 20071121-0136402, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080117-0005582, Instrument No. 20080808-0081965, Instrument No. 20110520-0038914 and Instrument No. 20080603-0056582, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 16th day of November, 2020.

Jennifer Marie Donnelly
JENNIFER MARIE DONNELLY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JENNIFER MARIE DONNELLY, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 16th day of November, 2020.

JACKSON M. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO

Notary Public

My Commission Expires: 11-17-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $290,000.00.

Affiant

SWORN TO and subscribed before me on this 16 day of November, 2020.

Notary Public

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY