Karen Johnson Davidson County
Batch# 522242 DEEDWARR
11/30/2020 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20201130-0139135

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $275,000.00.

Affiant

Subscribed and sworn before me this the 20th day of November, 2020.

Notary Public
My commission expires: 12/11/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Seth C Harris<br>5736 Amalie Drive<br>Nashville, TN 37211 | New Owner<br>PO Box 90433<br>Nashville, TN 37209 | 161-11-0F-027.00 CO |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER W. JONES, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SETH C. HARRIS, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Certain property in Davidson County, Tennessee, described as Unit No. 27 of Townhomes of Brentwood, a Horizontal Property Regime located in Nashville, TN, together with Easements as shown on the plat of Townhomes of Brentwood, recorded in Book 9700, page 990, said Register's Office, and described in a Master Deed Establishing Townhomes of Brentwood a Planned Unit Development and a Horizontal Property Regime (Private Element) as recorded in Book 11629, page 850 as amended in Instrument No. 20000215-0015334; Instrument No. 20010626-0067542; and Instrument No. 20020205-0015877, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Brentwood, contained in the Master Deed Establishing Townhomes of Brentwood a Planned Unit Development and a Horizontal Property Regime (Private Element) as recorded in Book 11629, Page 850 as amended in Instrument No. 20000215-0015334; Instrument No. 20010626-0067542; and Instrument No. 20020205-0015877, said Register's Office, and By-Laws recorded in Book 11629, page 885, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Christopher W. Jones, unmarried, from Joseph Kurt Alexander, an unmarried man, by Warranty Deed dated July 20, 2017 of record in Instrument No. 20170720-0073705, Register's Office for Davidson County, Tennessee.

This is improved property known as 5736 Amalie Dr, Nashville, TN 37211.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5736 Amalie Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20th day of November, 2020.

Christopher W. Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher W. Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of November, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

## Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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