THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215 Karen Johnson Davidson County Batch# 540240 DEEDWARR 12/22/2020 01:58:48 PM 2 pgs Fees: $13.00 Taxes: $1,683.50 20201222-0152358	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $455,000.00 KB Affiant Subscribed and sworn to before me, this 18TH day of DECEMBER, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Brian Biros 1917 A Delta Ave Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 081-08-3L-001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA STEVENS AND CARA STEVENS, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **BRIAN BIROS, UNMARRIED** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenant interest in the common elements of Homes at 1917 Delta Avenue, a Horizontal Property Regime with Private Elements described by Declaration of Covenants, Conditions, and Restrictions for Homes at 1917 Delta Avenue, of record as Instrument No. 20180828-0085043, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" , and Bylaws appended to as Exhibit "C".

Being the same property conveyed to JOSHUA STEVENS AND CARA STEVENS, HUSBAND AND WIFE, by deed from SYNERGY ONE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20190722-0071374, said Register's Office.

This is improved property commonly known as: **1917 A Delta Ave, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

December **IN WITNESS WHEREOF**, Grantors have executed this instrument on this 18th day of December, 2020.

JOSHUA STEVENS

CARA STEVENS, by: JOSHUA STEVENS, Attorney-in-fact

attorney in fact!

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSHUA STEVENS AND CARA STEVENS,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of December, 2020.

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public
My Commission Expires: _____