THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201232048** Karen Johnson Davidson County Batch# 546358 **DEEDWARR** 01/05/2021 10:24:09 AM 2 pgs Fees: $13.00 Taxes: $1,683.50 20210105-0001394	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. Affiant Subscribed and sworn to before me, this 29th day of December, 2020. Notary Public My Commission Expires: 7.20.24 DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 20, 2024

WARRANTY DEED

Address New Owner: Tyler J. Jacobson 709A Ward Street Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071 12 0B 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, **Courtney Parker now known as Courtney Parker Allen and Robert Allen, IV, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler J. Jacobson, a single man,** ("Grantees"), its 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 709 Ward Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161028-0114033 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Courtney Parker, an Unmarried Person and Robert Allen, IV, an Unmarried Person; as Joint Tenants with Right of Survivorship, by Warranty Deed from Urban Properties, LLC, of record in Instrument No. 20170802-0078826, in the Register's Office of Davidson County, Tennessee, dated August 01, 2017 and recorded on August 02, 2017. Courtney Parker having since married and is now known as Courtney Parker Allen

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 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Meadowdale Acres, as recorded in Plat Book 2083, Page(s) 12.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161028-0114033.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2084 Page 425.

This is improved property located at 709A Ward Street Nashville TN 37207

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 29th day of December, 2020.

Courtney Parker Allen

Robert Allen, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Courtney Parker Allen and Robert Allen, IV, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2020.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY