THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201231953** Karen Johnson Davidson County Batch# 552854 **DEEDWARR** 01/12/2021 12:09:26 PM 2 pgs Fees: $13.00 Taxes: $3,189.40 20210112-0005385	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $862,000.00. Affiant Subscribed and sworn to before me, this 8th day of January, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Connor Alton Shell and Audrey Kay Case 1501B Woodmont Blvd Nashville TN 37215	New Owner	Tax Parcel ID No. 117 12 2A 002.00

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, **Stephanie R. D'Meza, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Connor Alton Shell and Audrey Kay Case, husband and wife**, ("Grantees"), its 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. B of 1501 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1501 Woodmont Boulevard Townhomes, a Horizontal Property Regime, of record in Instrument Number 20180226-0017823, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Stephanie R. D'Meza, an unmarried woman, by Special Warranty Deed from Barlow Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20190522-0048411, in the Register's Office of Davidson County, Tennessee, dated May 17, 2019, and recorded on May 22, 2019.

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.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clairmont, as recorded in Plat Book 974, Page(s) 8.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180226-0017823.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1157, Page 648.

This is improved property located at 1501B Woodmont Blvd Nashville TN 37215

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 8th day of January, 2021.

Stephanie R. D'Meza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie R. D'Meza, 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 8th day of January, 2021.

Notary Public
My Commission Expires: _____