THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131776** Karen Johnson Davidson County Batch# 556683 DEEDWARR 01/20/2021 07:49:30 AM 3 pgs Fees: $18.00 Taxes: $2,549.30 20210120-0008187	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $689,000.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2021. Notary Public My Commission Expires: 5/30/21 ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Chad Martin 862 Kirkwood Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-01-4A-001.00 CO

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, **Birgit M. Cornelius and Jeff Cornelius, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Chad Martin** ("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. 862A on the plan of 862 Kirkwood Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 862 Kirkwood Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140602-0047183, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to BIRGIT M. CORNELIUS and JEFF CORNELIUS, WIFE AND HUSBAND, by deed from HONEYBEE PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150611-0055490, dated June 5, 2015, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 118-01-4A-001.00 CO.

Matters shown on the Plan of record in Plat Book 3106, page 62, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20140729-0067212, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140602-0047183, said Register's Office.

This is improved property located at 862 Kirkwood Avenue, Nashville TN 37204

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 15th day of January, 2021.

Birgit M. Cornelius by Shira Kingrey, her Attorney-in-Fact

Birgit M. Cornelius by Shira Kingrey, her Attorney-in-Fact

Jeff Cornelius by Shira Kingrey, his Attorney-in-Fact

Jeff Cornelius by Shira Kingrey, his 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, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Birgit M. Cornelius and Jeff Cornelius and that she is authorized by Birgit M. Cornelius and Jeff Cornelius to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of January, 2021.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023