THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132339** Karen Johnson Davidson County Batch# 560212 **DEEDWARR** 01/25/2021 11:15:47 AM 2 pgs Fees: $13.00 Taxes: $2,131.94 20210125-0010519	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $576,200.00. Affiant Subscribed and sworn to before me this 22nd day of January, 2021. Notary Public My Commission Expires: ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Hayden Cotting Jaques and Colby Chapin Jaques 2207A 10th Avenue South Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 13 0B 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, **Virginia K. Griffith, Trustee of the Virginia K. Griffith Revocable Trust u/a/d November 11, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hayden Cotting Jaques and Colby Chapin Jaques 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 condominium unit in Davidson County, Tennessee, being Unit No. A on the Plan of 2207 Townhomes, a Horizontal Property Regime, created under Title 66, Section 17-101, et seq., as amended, and as established by a Master Deed and By-Laws of record as Instrument No. 20050208-0014709, as amended in Instrument No. 20151002-0100734 in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of 2207 Townhomes Condominiums as shown on Exhibit "A" to said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Virginia K. Griffith, Trustee of the Virginia K. Griffith Revocable Trust and u/a/d November 11, 2011, by Warranty Deed from Michael R. Kuffner, a married man, of record in Instrument No. 20150529-0049510, in the Register's Office of Davidson County, Tennessee, dated May 28, 2015 and recorded on May 29, 2015.

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 DUCKWORTHS ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 83.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 2207 Townhomes of record in Instrument No. 20050208-0014709, as amended by instrument(s) of record in Instrument No. 20151002-0100734; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2207A 10th Avenue South 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 22nd day of January, 2021.

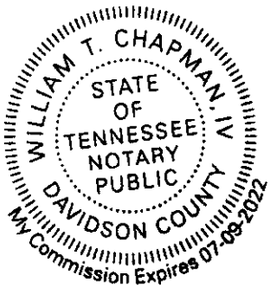
The Virginia K. Griffith Revocable Trust u/a/d November 11, 2011

By: Virginia K. Griffith, Trustee
Virginia K. Giffith, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia K. Griffith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Virginia K. Griffith Revocable Trust, dated November 11, 2011, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 22nd day of January, 2021.



Notary Public