STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Savannah Jo Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2021.

Notary Public
MY COMMISSION EXPIRES: 11-6-2024
File No. G20-11439

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 566206 DEEDWARR
02/02/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $921.30
20210202-0015103

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Savannah Jo Jackson (NAME)	Savannah Jo Jackson (NAME)	161-15-0B-016.00-C
532 Swiss Avenue (STREET ADDRESS)	532 Swiss Avenue (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Charles E. Massey and Anita Massey, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Savannah Jo Jackson, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 16, on the Horizontal Property Regime for Rosemonte Townhomes, as recorded in the Master Deed of record in Instrument No. 20051117-0138877, amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Charles E. Massey and Anita Massey, husband and wife by Deed dated June 27, 2019 from Larry W. Martin, Jr., unmarried, recorded July 2, 2019, in Instrument Number 20190702-0064514, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Charter of RoseMonte Townhomes Owner's Association, Inc., of record in Instrument No. 20051122-0141352, Register's Office for Davidson County, Tennessee.
2. The Plan as set out in Exhibit "B" to the First Amendment to the Master Deed of record in Instrument No. 20070517-0059078, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
3. Master Deed and By-Laws of RoseMonte Townhomes, of record in Instrument No. 20051117-0138877 and as amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee.
4. Grant of Transmission Line Easement as recorded in Book 2400, page 596, Register's Office for Davidson County, Tennessee.

5. Permanent Easement and Right-of-Way for Street Purposes, of record in Book 4730, Page 607, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Water Distribution Lines and Access Road, of record in Instrument No. 20020919-0114212, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6710, Page 495, Register's Office for Davidson County, Tennessee.
8. Storm Water Detention Agreement of record in Instrument No. 20021104-0134971, Register's Office for Davidson County, Tennessee.
9. All matters shown on the Plan of record in Book 6250, page 763, and surveyor's certificate of Correction of record in Book 6749, page 640, and in Book 6900, page 806, said Register's Office for Davidson County, Tennessee.
10. All matters shown on the Boundary Plat of record in Instrument 20021107-0137236, Register's Office for Davidson County, Tennessee.
11. Assignment of Assessment and Lien Rights of record in Instrument No. 20181113-0111405, said Register's Office.
12. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 532 Swiss Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st day of February, 2021.

Charles E Massey
Charles E. Massey

Anita Massey

STATE OF Kentucky
COUNTY OF Kenton

On this 1st day of February, 2021, before me personally appeared Charles E. Massey and Brittany Massey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of February, 2021.

Crystal L. Went #6
Notary Signature 634319
My commission expires:
10/25/22

Crystal L Went
Notary Public, ID No. 634319
State at Large, Kentucky
My Commission Expires on Oct. 25, 2023

PREPARED BY

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 20-10273-RL

True Copy Certification

I, Christopher M. Corriveau, 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 document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

