THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210133005**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Tracy Perry Affiant Subscribed and sworn to before me, this 12th day of February, 2021. Jenna Lyn Preble Notary Public My Commission Expires: ____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

Karen Johnson Davidson County
Batch# 575604 **DEEDWARR**
02/23/2021 11:14:48 AM 2 pgs
Fees: $13.00 Taxes: $2,349.50

20210223-0021890

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sean Jacob Ambrozic and Cierra Kathryn Chastain 1927A Berkshire Drive Nashville TN 37216	New Owner	Tax Parcel ID No. 072 12 0L 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, **Jacqueline Ann Thomas, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean Jacob Ambrozic, an unmarried man and Cierra Kathryn Chastain, an unmarried woman, as joint tenants with right of survivorship** ("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. A of 1927 Berkshire Drive Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1927 Berkshire Drive Cottages, a Horizontal Property Regime, of record in Instrument No. 20181113-0111986, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jacqueline Ann Thomas, married, by Warranty Deed from Jackson Valley Land Partners, LLC, of record in Instrument No. 20191113-0116886, in the Register's Office for Davidson County, Tennessee, dated November 12, 2019 and recorded November 13, 2019.

Thomas Paquette joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Being the same property conveyed to Jackson Valley Land Partners, LLC, by General Warranty Deed from Wilma Raye Garrison, of record in Instrument No. 20181019-0104007, in the Register's Office for Davidson County, Tennessee, dated October 12, 2018 and recorded October 19, 2018.

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 Section Two, Burchwood Gardens, as recorded in Plat Book 2900, Page(s) 66.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20181113-0111986.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 3000, Page 528.

Easement for Deed of Conveyance to Metro for Water Mains, recorded in Book 3069, Page 40.

This is improved property located at 1927A Berkshire Drive Nashville TN 37216

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 12th day of February, 2021.

Jacqueline Ann Thomas

Thomas Paquette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacqueline Ann Thomas and Thomas Paquette, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022