THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 191123694** Karen Johnson Davidson County Batch# 576503 **DEEDWARR** 02/24/2021 12:53:27 PM 2 pgs Fees: $13.00 Taxes: $1,831.13 20210224-0023041	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $494,900.00. Affiant Subscribed and sworn to before me, this 19th day of February, 2021. Notary Public My Commission Expires:

AMY SEASON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Evan Benson 1766 Edgeboro Dr. Kennesaw, GA 30152	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071-12-0E-040.00-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, **Cherokee Development Partners, LP, a Tennessee limited partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Evan Benson and Lisa Benson, husband and wife**, ("Grantees"), their 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 40, Lyric at Cleveland Park, as shown on the Declaration of Covenants, Conditions and Restrictions for Lyric at Cleveland Park, a Horizontal Property Regime with Private Elements of record in Instrument Number 20190729-0074247, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cherokee Development Partners, LP by Warranty deed from Rachel Taylor, unmarried of record in Instrument No. 20190123-0006443 Register's Office for Davidson County, Tennessee, dated January 18, 2019 and recorded on January 23, 2019.

Being a portion of the same property conveyed to Cherokee Development Partners, LP by Quitclaim deed from Cherokee Development Partners, LP of record in Instrument No. 20190729-0074246 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on July 29, 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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190729-0074247, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin

unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Restrictions of record in Book 2271, Page 541, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190812-0080176, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20200519-0051610, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1121 Harmony Way #40 Nashville TN 37207

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 19th day of February, 2021.

Cherokee Development Partners, LP

BY: _____
Craig Freiberg, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Craig Freiberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Cherokee Development Partners, LP, a Tennessee limited partnership, the within named bargainor, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as a Partner.

Witness my hand and official seal at office, this 19th day of February, 2021.

_____
Notary Public

My Commission Expires: _____

ABBY HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021