THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210132794** Karen Johnson Davidson County Batch# 578703 **DEEDWARR** 02/25/2021 11:01:26 AM 2 pgs Fees: $13.00 Taxes: $832.50 20210225-0023796	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this 22nd day of February, 2021. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Jessica S Betz 9525 Elmbrooke Blvd. Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 075-12-0B-083.00-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, **Carla E. Herriford, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica S Betz and Michael D. Betz, wife and husband**, ("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 Lot No. 19 on the Plan of Phase Two, Section Four, Brookside Woods, "A Planned Unit Development" of record in Plat at Instrument No. 20000811-0079778, 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 the same property conveyed to Carla E. Harriford, a married person by Warranty deed from Scott J. Mayer, unmarried of record in Instrument No. 20140902-0079754 Register's Office for Davidson County, Tennessee, dated August 26, 2014 and recorded on September 02, 2014.

Grantor warrants that she never lived in the subject property as a married person and that the subject property was not subject to any marital rights therein.

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 at Instrument No. 20000811-0079778, Register's Office for Davidson County, Tennessee.

Subject to all matters on Boundary Plat of record in Book 9700, Page 362, in the Register's Office for Davidson County, Tennessee.

Surveyor's Certificate of Correction of record in Book 11346, Page (s) 459 and 460, in the 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 Book 10444, Page 213, Book 11103, Page 156, Book 11346, Page 460, and Book 11453, Page 900, 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.
Deed conveying the common area to Brookside Woods Homeowner's Association, Inc. of record in Book 11450, Page 112, in the Register's Office for Davidson County, Tennessee.
Charter of Brookside Woods Homeowner's Association, Inc. of record in Book 10451, Page 506, in the Register's Office for Davidson County, Tennessee.
By-Laws of Brookside Woods Homeowner's Association, Inc. of record in Book 1044, Page 231, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary and/or Storm Drainage of record in Book 11125, Page 436, and Book 11497, Page 577, in the Register's Office for Davidson County, Tennessee.
Utility Easement of record in Book 5609, Page 627, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 612 Casey Place Nashville TN 37076

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 February, 2021.

Carla E. Herriford

STATE OF California)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carla E. Herriford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2021.

Notary Public
My Commission Expires: 7-14-2021

JOSH STITTSWORTH
COMM. # 2201508
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires July 14, 2021