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**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 210132674**

STATE OF TENNESSEE )
COUNTY OF ~~DAVIDSON~~ Williamson )

The actual consideration or value, whichever is greater, for this transfer is: ~~$690,000.00~~.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2021.

Notary Public
My Commission Expires: 01-06-25

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 587002 DEEDWARR
03/08/2021 10:49:52 AM 2 pgs
Fees: $13.00 Taxes: $2,553.00

20210308-0029894

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Emily Clarke<br>707 Garfield Street<br>Nashville TN 37208 | New Owner | Tax Parcel ID No.<br>081 08 4T 003.00 |

**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, **William Jarell Jones, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Rae Clarke, unmarried,** ("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. 707, of Homes at 1623 & 1625 7th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1623 & 1625 7th Avenue North, a Horizontal Property Regime, of record in Instrument No. 20161109-0118847, and amended in Instrument No. 20180319-0025609, 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 William Jarell Jones, Jr., married, by Quitclaim Deed from William Jarell Jones, Jr. and spouse, Robert Joseph Turner, of record in Instrument No. 20191210-0127321, in the Register's Office of Davidson County, Tennessee, dated December 10, 2019 and recorded on December 10, 2019.

Being the same property conveyed to William Jarell Jones, Jr. and spouse, Robert Joseph Turner, by Warranty Deed from Kirtley Whittington, A Married Man and James Reynolds Whittington, A Married Man, of record in Instrument No. 20191202-0123688, in the Register's Office of Davidson County, Tennessee, dated November 26, 2019 and recorded on December 02, 2019.

Robert Joseph Turner joins in the signing of this instrument to convey any marital interest he may have in the subject property.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of North Nashville, Real Estate Company, as recorded in Plat Book 21, Page(s) 105.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161109-0118847, and as amended in Instrument No. 20180319-0025609.

Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20170209-0013490.

Easement for Sanitary Sewers recorded in Instrument No. 20170406-0033712.

Easement for Public Street Right of Way recorded in Instrument No. 20170406-0033718.

This is improved property located at 707 Garfield Street Nashville TN 37208

**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 26th day of February, 2021.

William Jarell Jones, Jr.

Robert Joseph Turner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Jarell Jones, Jr. and Robert Joseph Turner, 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 26th day of February, 2021.

Notary Public

My Commission Expires _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021