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

CRT File No. 210233133

Karen Johnson Davidson County
Batch# 590640 **DEEDWARR**
03/12/2021 09:40:01 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20210312-0032836

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of March, 2021.

Notary Public
My Commission Expires:

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Courtney Ann Lee 1029 Woodbury Falls Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 128-12-0C-101.00 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, **Jillian Frist, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Courtney Ann Lee, unmarried,** ("Grantee"), her 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 No. 1029 on the plan of Woodbury Townhomes Phase 1, as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of Woodbury Townhomes Phase 1, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060310-0028278, amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JILLIAN C. WATERS, by deed from MARQUIS HOMES LLC, A LIMITED LIABILITY COMPANY, of record in Instrument No. 20070419-0047147, dated March 29, 2007, said Register's Office.

Jillian C. Waters having since married and is now known as Jillian Frist. Said property was never the marital res:dence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 128-12-0C-101.00 CO.

Matters shown on the Boundary Plan of record in Instrument No. 20050216-0017693, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060310-0028278, amended in Instrument No. 20080201-0010772 said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050118-0005578, said Register's Office.

Easement for utilities and sanitary sewer contained in Instrument of record in Book 5074, pages 856 and 945, said Register's Office.

Easement Agreement of record in Instrument No. 20120810-0071791, said Register's Office.

This is improved property located at 1029 Woodbury Falls Drive Nashville TN 37221

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 11th day of March, 2021.

Jillian Frist

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jillian Frist, 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 11th day of March, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022