Karen Johnson Davidson County
Batch# 592764 DEEDWARR
03/16/2021 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $6,382.50
20210316-0034864

WARRANTY DEED	STATE OF TENNESSEE 2021-611 COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,725,000.00. Affiant (Affiant) Sworn to and subscribed before me this 15th day of March, 2021. Notary Public My commission expires: 5/2/22

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Randall J. Wachtler and DaVonna Berrett Wachtler, Co-Trustees of Wachtler Family Revocable Living Trust dated November 8, 2019 (NAME)	**NEW OWNER** (NAME)	**117-13-0B-069.00CO**
607 Green Park (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Doralyn Harris, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Randall J. Wachtler and DaVonna Berrett Wachtler, Co-Trustees of Wachtler Family Revocable Living Trust dated November 8, 2019,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 607 on the Plan of Re-subdivision of Lots 605, 606, 607, 608 and 609 Abbottsford of record in Plat Book 6200, Page 315, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being all the same property conveyed to Doralyn Harris by deed from James Ward and Susanne Ward, husband and wife, of record in Instrument No. 20200814-0091161, Register's Office for Davidson County, Tennessee.

This is improved property also known as: 607 Green Park, Nashville, TN 37215.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Declaration of reciprocal Easements and Restrictive Covenants of record in Book 6478, Page 177 and amended in Book 6530, Page 242, Register's Office for Davidson County, Tennessee, (7) Storm Water Detention Agreement of record in Book 6555, Page 328, said Register's Office, (8) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Book 6537, page 303, as amended and restated in Book 8016, page 1, Book 8627, Page 254, Book 9381, Page 876, Book 10458, Page 810, Inst. No. 20010330-0030930, Inst. No. 20010502-0045152, Inst. No. 20010514-0049648, Inst. No. 20131218-0127945, Inst. No. 20131218-0127946, Inst. No. 20150511-0042928, Inst. No. 20160523-0051264 and Inst. No. 20160523-0051266 in the Register's Office for Davidson County, Tennessee, together with all amendments thereto,

which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons, (9) Charter of Abbottsford Homeowners' Association, Inc. of record in Book 6548, Page 213, said Register's Office, (10) By-Laws of said HOA of record in Book 8106, Page 20, as amended in Book 8627, Page 254, Book 9381, Page 876, Inst. No. 20131218-0127949 and Inst. No. 20160523-0051265, said Register's Office, (11) Abbottsford HOA Parking Rules of record in Inst. No. 20140307-0019563, said Register's Office, (12) Abbottsford HOA Leasing Rules of record in Inst. No. 20140408-0029142, said Register's Office, (13) Deeds of Conveyance to said HOA of record in Book 7175, Page 761, said Register's Office, and (13) Easements of record in Book 1286, Page 690 and Book 1037, Page 572, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of March, 2021.

Doralyn Harris (SEAL)
Doralyn Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of March, 2021, before me personally appeared Doralyn Harris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of March, 2021.

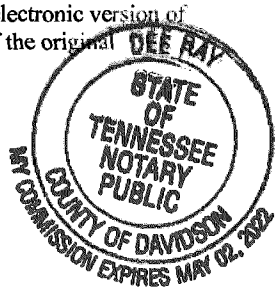
Dee Ray
Notary Signature

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 02, 2022

My commission expires: 5/2/22

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public