This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10727-AP

Karen Johnson Davidson County
Batch# 601172 DEEDWARR
03/26/2021 11:14:12 AM 2 pgs
Fees: $13.00 Taxes: $5,661.00

20210326-0040084

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,530,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of March, 2021.

Notary Public
My Commission Expires: 6-24-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon Jones 1706B Stokes Lane Nashville, TN 37215	New Owner	117-7-2C-2.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Chandelier Development Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brandon Jones**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit B, together with the appurtenant common elements of 1706 Stokes Lane, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1706 Stokes Lane, a horizontal property regime with private elements, of record in Instrument No. 20191003-0101310, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1706 Stokes Lane provided in said Declaration, together with the By-Laws appended thereto, the site plan filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Chandelier Development Inc., a Tennessee corporation by Quitclaim Deed from Lance F. Jones and Adrianne Jones, husband and wife, of record in Instrument No. 20210326-0040083, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lance F. Jones and Adrianne Jones, husband and wife by Warranty Deed from 1706 Stokes, LLC, a Tennessee limited liability company, dated September 30, 2019, recorded October 3, 2019, of record in Instrument No. 20191003-0101314, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1706B Stokes Lane, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 18th day of March, 2021.

GRANTOR:

Chandelier Development Inc.,
a Tennessee Corporation

By: _____
Joel Lyons, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel Lyons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Chandelier Development Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of March, 2021.

_____
Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY