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

CRT File No. 210333719

Karen Johnson Davidson County
Batch# 610940 **DEEDWARR**
04/08/2021 12:26:30 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20210408-0047000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of April, 2021.

Notary Public
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren H. Ross 1907B Truett Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 083-06-0N-002.00 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, **Anneal Havard, Individual Co-Trustee of the AMH Separate Property Management Trust u/a/d February 8, 2008 and Amended March 27, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren H. Ross, 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 "B" on the plan of The Estates at 1907 Truett, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Estates at 1907 Truett, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140513-0041114, 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 ANNEAL HAVARD, INDIVIDUAL CO-TRUSTEE OF THE AMH SEPARATE PROPERTY MANAGEMENT TRUST U/A/D FEBRUARY 8, 2008 AND AMENDED MARCH 27, 2015 , by deed from JGLAC, GP, of record in Instrument No. 20150409-0031158, dated April 2, 2015, said Register's Office.

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. 083-06-0N-002.00 CO.

Matters shown on the Plan of record in Plat Book 2330, page 138, 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. 20140513-0041114, said Register's Office.

This is improved property located at 1907B Truett Avenue Nashville TN 37206

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 7th day of April, 2021.

The AMH Separate Property Management Trust u/a/d February 8, 2008 and Amended March 27, 2015

Anneal Havard Co-Trustee

By: Anneal Havard, Individual Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and Anneal Havard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is the Individual Co-Trustee of The AMH Separate Property Management Trust u/a/d February 8, 2008 and Amended March 27, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of April, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022