Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Warranty Deed

Karen Johnson Davidson County
Batch# 611225 **DEEDWARR**
04/09/2021 10:05:53 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20210409-0047358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

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

Notary Public

My commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Katherine E. Garrett	New Owner(s)	071-07-01-001.00-CO
209 A Duke Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER D. DAVIES, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE E. GARRETT**, 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:

Land in Davidson County, Tennessee, being Unit No. 209A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 209 Duke St. Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190122-0006376 and being shown on Plat attached thereto as an Exhibit, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Urbangate Properties LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20180924-0094236, Register's Office for Davidson County, Tennessee, dated September 20, 2018 and recorded on September 24, 2018.

Being a portion of the same property conveyed to Reginald McKeever by Warranty Deed from Urbangate Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190104-0001292, Register's Office for Davidson County, Tennessee, dated January 03, 2019 and recorded on January 04, 2019.

Being the same property conveyed to TBC Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Reginald McKeever of record in Instrument No. 20190226-0017430 Register's Office for Davidson County, Tennessee, dated February 22, 2019 and recorded on February 26, 2019.

Being the same property conveyed to Christopher D. Davies, married by Warranty deed from TBC Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191014-0105119 Register's Office for Davidson County, Tennessee, dated October 09, 2019 and recorded on October 14, 2019.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 209 A Duke Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of April, 2021.

Christopher D. Davies

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher D. Davies, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of April, 2021.

Notary Public

My Commission Expires: 2-8-2026 Mariah C. Polites

MARIAH C. POLITES NOTARY PUBLIC MECKLENBURG COUNTY, NC