Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1203

Karen Johnson Davidson County
Batch# 615016 DEEDWARR
04/14/2021 11:08:19 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20210414-0049819

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard St. Onge, III and Kalie St. Onge, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Alexander Howard and Danielle Howard, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:** MacNeil Renee

Land in Davidson County, Tennessee, being Unit No. 2 of 1127 Chester Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1127 Chester Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151021-0107140, 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 1127 Chester Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151021-0107140, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Richard St. Onge, III and Kalie St. Onge, husband and wife by Warranty deed from Jeffrey L. Hays, a single man of record in Instrument No. 20190722-0071690 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on July 22, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1127 B Chester Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GRUS-21-1127B

NEW OWNER:
Alexander Howard
1127 B Chester Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT
new owner

TAX MAP-PARCEL #:
072-14-1K-002.00

WITNESS THE EXECUTION HEREOF this 9th day of April, 2021.

Richard St. Onge, III

State of Tennessee)
County of Davidson)

On this 9th day of April, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard St. Onge, III, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Kalie St. Onge by Richard St. Onge III Her Attorney in Fact

Kalie St. Onge by Richard St. Onge, III, Her Attorney in Fact

On this the 9th day of April, 2021 before me personally appeared Richard St. Onge, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kalie St. Onge, acknowledged that such person executed the same as the free act and deed of Kalie St. Onge.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 570,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of April, 2021.

Notary Public

My Commission Expires: _____

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024