Karen Johnson Davidson County
Batch# 615711 DEEDWARR
04/15/2021 10:21:35 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20210415-0050269

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED TWENTY THOUSAND AND 00/100 (420,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of April, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-4-23

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE Stephanie A. Glenn

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Colin Wilson, a single man (NAME)	**NEW OWNER** (NAME)	**081 02 4G 002.00**
1729 Pecan Street, #B, Nashville, TN 37208 (ADDRESS)	**1729 Pecan Street, B Nashville, TN 37208** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 12th day of April, 2021, the undersigned, **ALLEN CHANDLER, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **COLIN WILSON, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **1729 Pecan Street, #B, Nashville, TN 37208** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1729 Pecan Street Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1729 Pecan Street Residences, a Horizontal Property Regime, of record in Instrument No. 20180406-0032631, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit C to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Allen Chandler, an unmarried man, by Warranty Deed from Amena Zebari, of record in Instrument No. 20190702-0064548, in the Register's Office of Davidson County, Tennessee, dated June 20, 2019 and recorded on July 2, 2019.

Being part of the same property conveyed to Amena Zebari by Warranty Deed from Equity Trust Company FBO Shawn Hackett Sep IRA, a 69% undivided interest, and Equity Trust Company Custodian FBO Shaw Hackett Roth IRA, a 21% undivided interest and Equity Trust Company Custodian FBO Leigh Anne Hackett Roth IRA, a 10% undivided interest of record in Instrument No. 20180406-0032629, in the Register's Office of Davidson County, Tennessee, dated March 22, 2018 and recorded on April 6, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 12th day of April, 2021.

GRANTOR: Allen Chandler _____ GRANTOR: _____

_____ _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Allen Chandler**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 12th day of April, 2021.

GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

_____ _____

Notary Public My Commission Expires