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

CRT File No. 210434576

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 634675 **DEEDWARR**
05/12/2021 12:13:29 PM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20210512-0064035

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $685,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of May, 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:
Dennis Franklin Cole, Jr. and Lauren Marie Williams 2230 Carter Avenue, Unit B Nashville TN 37206	New Owner	Tax Parcel ID No. 083-03-4M-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, **Thomas James Harper, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis Franklin Cole, Jr., unmarried, and Lauren Marie Williams, unmarried, as tenants in common with right of survivorship**, ("Grantees"), their 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 No. "B" on the plan of Homes at 2230 Carter Avenue, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2230 Carter Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180924-0094438, 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 THOMAS JAMES HARPER, JR., by deed from MICHAEL A. QUINTANILLA and ELIZABETA MAKARIAN, HUSBAND AND WIFE, of record in Instrument No. 20201209-0143792, dated December 4, 2020, 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. 083-03-4M-002.00 CO.

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. 20180924-0094438, said Register's Office.

Matters shown on the Plan of record in Plat Book 21, page 9, said Register's Office.

This is improved property located at 2230 Carter Avenue, Unit B 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 11th day of May, 2021.

Thomas James Harper, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas James Harper, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2021.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____