THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210334242** Karen Johnson Davidson County Batch# 637739 DEEDWARR 05/17/2021 01:09:30 PM 3 pgs Fees: $18.00 Taxes: $4,847.00 20210517-0066192	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,310,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2021. Notary Public My Commission Expires: 9-2-2024 KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Matthew Christie and Courtney Larson 1409 Villa Place Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 08 0 381.00

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, **Jonathan Shaub and Rachel Shaub, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Christie and Courtney Larson, husband and wife**, ("Grantees"), its 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 part of Lot No. 41 on the Map of O. B. Hayes Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee, being known as Lot No. 5 in the Resubdivision of Lot 41 and described as follows:

Beginning at a point in the margin of Villa Place, formerly Belmont Street, 200 feet South of the South margin of Weston Avenue (now Horton Avenue); thence Westerly parallel to the South margin of Weston Avenue 144 feet to the East margin of an alley; thence with said margin Southerly 60 feet to a point; thence Easterly 144 feet to the West margin of Villa Place; thence Northerly 60 feet to the beginning.

Being the same property conveyed to Jonathan Shaub et ux. Rachel Shaub, by Special Warranty Deed from Hillsboro Corner, LLC, a Tennessee limited liability company, of record in Instrument No. 20150924-0096922, in the Register's Office of Davidson County, Tennessee, dated September 21, 2015 and recorded on September 24, 2015.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O. B. Hayes Plan, as recorded in Plat Book 21, Page(s) 87.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4360, Page 796.

This is improved property located at 1409 Villa Place Nashville TN 37212

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 30th day of April, 2021.

Jonathan Shaub

Rachel Shaub

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Shaub and Rachel Shaub, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2021.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Certificate of Authenticity

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON