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

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

CRT File No. 210534936

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $672,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2021.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 645661 **DEEDWARR**
05/28/2021 12:03:25 PM 2 pgs
Fees: $13.00 Taxes: $2,486.40

20210528-0072422

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Colin Sherrod 1024 18th Avenue South A Nashville TN 37212	New Owner	Tax Parcel ID No. 104 04 0B 003.00

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, **Keel Hunt and Marsha Mason Hunt, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Colin Sherrod, a married man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3, on the Plan of Revised, Scarritt Place South Condominiums, of record in Book 5200, Page 287, as Master Deed and By-Laws of record in Book 5663, Page 985; re-recorded in Book 5665, Page 537; Amended in Book 5788, Page 118, Book 6067, Page 983, Instrument No. 20071012-0121425, Instrument No. 20150212-0013185, Instrument No. 20190325-0026786, Instrument No. 20190325-0026852; Affidavit in Instrument No. 20190529-0050777, in the Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Keel Hunt and wife, Marsha Mason Hunt, by Warranty Deed from Terry R. Woodson and wife, Shirley B. Woodson, of record in Book 9531, Page 245, in the Register's Office of Davidson County, Tennessee, dated November 28, 1994 and recorded on November 29, 1994.

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 Revised Scarritt Place South Condominiums, as recorded in Plat Book 5200, Page(s) 287.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Scarritt Place South Condominiums of record in Book 5663 , Page 985 and re-recorded in Book 5665, Page 537, as amended by instrument(s) of record in Book 5788, Page 118; Book 6067, Page 983; Instrument No. 20071012-0121425; Instrument No. 20150212-0013185; Instrument No. 20190325-0026786; Instrument No. 20190325-0026852 and Scrivener's Affidavit recorded in Instrument No. 20190529-0050777; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 1024 18th Avenue South A 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 27th day of May, 2021.

Keel Hunt

Marsha Mason Hunt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keel Hunt and Marsha Mason Hunt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2021.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022