THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210534985**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2021. Notary Public My Commission Expires: 5-7-2024

BRIAN LAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Karen Johnson Davidson County
Batch# 649429 DEEDWARR
06/04/2021 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20210604-0075126

WARRANTY DEED

Address New Owner: Stacie Banks 201 Burns Avenue Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-02-3Q-009.00 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, **Marcus T. Sizemore, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stacie Banks, a single woman** ("Grantee"), her 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. 9 on the plan of 3208 Long Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 3208 Long Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180628-0062581, 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 MARCUS T. SIZEMORE, JR., by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20191211-0127953, dated December 10, 2019, 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. 104-02-3Q-009.00 CO.

Matters shown on the Plan of record in Plat Book 421, pages 82 and 83, said Register's Office. Matters shown on the Plan of record in Instrument No. 20160329-0029393, said Register's Office.

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. 20180628-0062581, said Register's Office.

By-Laws of record in Instrument No. 20180703-0064377, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20171031-0111651, said Register's Office.

Easements retained in Ordinance No. BL2008-262, Clerk's Office, Davidson County, Tennessee.

Sewer Easement of record in Book 1174, page 614, said Register's Office.

This is improved property located at 201 Burns Avenue Nashville TN 37203

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 28th day of May, 2021.

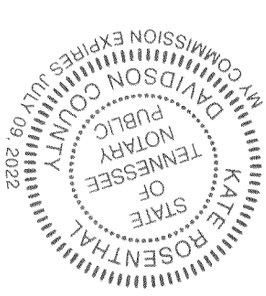
Marcus T. Sizemore, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marcus T. Sizemore, 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 28th day of May, 2021.

Notary Public



My Commission Expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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 Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

