THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210534941**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $710,000.00. Affiant Subscribed and sworn to before me, this 7th day of June, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 652142 DEEDWARR
06/08/2021 03:19:17 PM 2 pgs
Fees: $13.00 Taxes: $2,627.00
20210608-0076978

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Kelly Andrews 456 Cumberland Pl Nashville TN 37215	Churchill Mortgage 1749 Mallory Ln Ste 100 Brentwood, TN 37027	Tax Parcel ID No. 131 06 0H 050.00

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, **Houston Wyatt and Keri Wyatt, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Kelly Andrews, unmarried**, ("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 Lot No. 54, on the Plat of Resubdivision of Lot 49,50,51,52,53 and 54, Village of Cherry Glen, Phase 3, a Planned Unit Development, as of record on Book 9700, Page 451, and amended in Plat Book 8250, Page 840, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Houston Wyatt and Keri Wyatt, husband and wife, by Warranty Deed from Andrea Lynn Hayes, unmarried, of record in Instrument No. 20141230-0118893, in the Register's Office of Davidson County, Tennessee, Dated December 22, 2014 and recorded on December 30, 2014.

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 Village of Cherry Glen Phase 3, as recorded in Plat Book 9700, Page(s) 451 as amended in Book 8250, Page 840.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Village of Cherry Glen Phase 3, as recorded in Plat Book 9700, Page(s) 182.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522 as amended Book 9882, Page 739; Book 6778, Page 536.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9882, Page 739 as amended in Book 10318, Page 92; Book 10594, Page 695; Book 11186, Page 932; Book 11323, Page 247; Instrument No. 20011206-0134252.

This is improved property located at 456 Cumberland Pl Nashville TN 37215

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 7th day of June, 2021.

Houston Wyatt

Keri Wyatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Houston Wyatt and Keri Wyatt, 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 7th day of June, 2021.

Notary Public
My Commission Expires:

