Karen Johnson Davidson County
Batch# 653076 DEEDWARR
06/09/2021 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20210609-0077585

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 21043487L**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $950,000.00. Affiant Subscribed and sworn to before me, this 7th day of June, 2021. Notary Public My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

WARRANTY DEED

Address New Owner: Sean Ashworth 1916 Warfield Drive Nashville TN 37215	Send Tax Bills To: EVANSVILLE TEACHERS FEDERAL CU 12007 FOREST BRIDGE RD LOUISVILLE, KY 40223	Tax Information: Tax Parcel ID No. 131 02 2M 001.00

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, **John Campbell Maher, Jr. and Abbi Elizabeth Maher, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean Ashworth, unmarried and Andrei Nicole D. Javier, unmarried, as joint tenants with rights of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of 8 Colonial Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 8 Colonial Cottages, a Horizontal Property Regime, of record in Instrument Number 20151118-0117038 recorded in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to John Campbell Maher, Jr. and Abbi Elizabeth Maher, Husband and Wife, by Warranty Deed from Warfield Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171101-0111762, in the Register's Office of Davidson County, Tennessee, dated October 27, 2017 and recorded on November 01, 2017.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Colonial Heights, as recorded in Plat Book 1130, Page(s) 102.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151118-0117038.

Easement for Storm Drainage, recorded in Instrument No. 20180524-0049891.

This is improved property located at 1916 Warfield Drive 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.

John Campbell Maher, Jr.

Abbi Elizabeth Maher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Campbell Maher, Jr. and Abbi Elizabeth Maher, 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 7th day of June, 2021.

Notary Public
My Commission Expires: 5/1/2024

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022