THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

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

Karen Johnson Davidson County
Batch# 654723 DEEDWARR
06/11/2021 10:35:22 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20210611-0078870

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Kent Edward Richardson and Lisa Echols Richardson 1353 Crown Point Place Nashville, TN 37211	Owner	161-06-0A-142-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Leslie M. Britt and Joshua L. Britt, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Kent Edward Richardson and Lisa Echols Richardson, Husband and Wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT 142 ON THE PLAN OF OAKHILL TOWNHOMES, PHASE 3, AS SHOWN AS EXHIBIT "A-1" TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS FOR OAKHILL TOWNHOMES OF RECORD AS INSTRUMENT NO. 20080709-0070601, REGISTER'S OFFTCE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Leslie M. Britt and Joshua L. Britt, wife and husband, joint tenants with rights of survivorship, by Quitclaim Deed from Daley Hilburn Perry, f/k/a Daley E. Hilburn, joined herein by spouse Weston Perry and David A. Hilburn, joined herein by spouse Lili O. Hilburn, of record on August 15, 2016, at Instrument No. 20160815-0084649, Davidson County Register of Deeds.

This property is commonly known as 1353 Crown Point Place, Nashville, TN 37211.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands, this 8 day of June, 2021:

Joshua L. Britt

Leslie M. Britt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joshua L. Britt** and **Leslie M. Britt,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8 day of June, 2021:

Notary Public

My Commission Expires: _____

V. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$285,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 9th DAY OF June, 2021:

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022