This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-11419-TC

Karen Johnson Davidson County
Batch# 664294 DEEDWARR
06/24/2021 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210624-0085807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 23rd day of June, 2021.

Notary Public
My Commission Expires: 7/9/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chantley Trinique Frazier 450 Glastonbury Road, Unit 1 Nashville, TN 37217	FirstBank 722 Columbia Avenue Franklin, TN 37064	107-10-0A-001-00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **C & S Properties TN, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chantley Trinique Frazier, an unmarried woman** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Glastonbury Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "A-1" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20190702-0064621, amended in Instrument No. 20210310-0031620, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to C & S Properties TN LLC, a Tennessee limited liability company, by deed from Spartan Real Estate Services, LLC, a Tennessee limited liability company, of record in Instrument No. 20180712-0067679, Register's Office for Davidson County, Tennessee, dated July 5, 2018 and recorded on July 12, 2018.

This is ☒ improved or ☐ unimproved property located at: **450 Glastonbury Road, Unit 1, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 23rd day of June, 2021.

GRANTOR:

C & S Properties TN, LLC,
a Tennessee limited liability company

By: _____
Seth Martin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Seth Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of C & S Properties TN, LLC, a Tennessee limited liability company, and that he is authorized by C & S Properties TN, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 23rd day of June, 2021.

_____
Notary Public
My Commission expires: 7/9/2024

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

