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

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $680,000.00

Affiant

Subscribed and sworn to before me this 30th day of July, 2021.

Notary Public
My commission expires:

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

Karen Johnson Davidson County
Batch# 688313 **DEEDWARR**
08/02/2021 11:26:15 AM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20210802-0103449

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mark Walsh and Deirdre Walsh 143 40th ave North Nashville TN 37209	New Owner	104-01-0C-002-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Julie Y. Koh, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Mark Walsh and Deirdre Walsh, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. B on the Plan of Utah at 40th, A Horizontal Property Regime (with private elements) of record in Instrument No. 20071009-0119960, amended in Instrument No. 20071018-0123639, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Julie Y. Koh, a single woman, by deed from Lyndia B. McGee, unmarried, of record in Instrument No. 20130923-0099484, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of West Annex of record in Plat Book 332 Page 61 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Instrument Nos. 200710090119960 and 200710180123639 Register's Office for Davidson County, Tennessee.

3. By Laws of record in Instrument No. 200710090119960 and amended in Instrument No. 200710180123639 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 143 40th Avenue North, Nashville, TN 37209

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 29th day of July, 2021.

Julie Y. Koh, by Paula Cirulli, Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of July, 2021 before me personally appeared Paula Cirulli to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of July Y. Koh acknowledged that such person executed the same as the free act and deed of Julie Y. Koh.

Notary Public

My Commission expires 12-19-2023

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY