THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210736142**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~)Cheatham The actual consideration or value, whichever is greater, for this transfer is: $732,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2021. Notary Public My Commission Expires: 2-5-2025

Karen Johnson Davidson County
Batch# 697733 DEEDWARR
08/16/2021 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,708.40
20210816-0110140

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Duffell 414B 33rd Avenue North Nashville TN 37209	same	Tax Parcel ID No. 092-09-0G-002.00-CO

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, **Terry Black, trustee of the Ashley Anne Neill 1999 Irrevocable Trust dated December 30, 1999** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Duffell, single man** ("Grantee"), his 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 Unit B of Homes at 414 33rd Avenue North, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 414 33rd Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140408-0029410, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 414 33rd Avenue North, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140408-0029410, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Terry Black, trustee of the Ashley Anne Neill 1999 Irrevocable Trust dated December 30, 1999 by Quitclaim deed from Neill Limited Partnership, an Alabama limited partnership of record in Instrument No. 20180416-0035728 Register's Office for Davidson County, Tennessee, dated April 06, 2018 and recorded on April 16, 2018.

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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 42, and on the site Plan on Exhibit "B" of Instrument No. 20140408-0029410, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140408-0029410, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

This is improved property located at 414B 33rd Avenue North Nashville TN 37209

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 warrants this instrument is effective on the 12th day of August, 2021.

Terry Black, trustee of the Ashley Anne Neill 1999 Irrevocable Trust dated December 30, 1999

BY: Terry Black
Terry Black, Trustee

STATE OF Missouri)
COUNTY OF Jackson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry Black, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the trustee of the Ashley Anne Neill 1999 Irrevocable Trust dated December 30, 1999, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 11th day of August, 2021.

Notary Public

My Commission Expires:

LISA DEMEO
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 15994553
My Commission Expires May 1, 2023

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-11-2021 (date of document).

L. Broner McCoy
Date: 8-12-2021

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 12th day of August, 2021.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY