THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210233334** Karen Johnson Davidson County Batch# 709717 **DEEDWARR** 09/03/2021 10:21:49 AM 2 pgs Fees: $13.00 Taxes: $2,034.63 20210903-0118746	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $549,900.00. Affiant Subscribed and sworn to before me this 31st day of August, 2021. Notary Public My Commission Expires: MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Jenny L. Brooks and Troy F Brooks 10654 E San Felipe Ave. Clovis, CA 93619	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071-12-0E-021.00-

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, **Cherokee Development Partners, LP, a Tennessee limited partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Troy F Brooks and Jenny L. Brooks, husband and wife**, ("Grantees"), their 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 No. 21 on the Plan of Lyric at Cleveland Park, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20190729-0074247, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cherokee Development Partners, LP, a Tennessee Limited Partnership, by Warranty Deed from Garafola Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190304-0019457 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 04, 2019.

Being a portion of the same property conveyed to Cherokee Development Partners, LP by Quitclaim Deed from Cherokee Development Partners, LP of record in Instrument No. 20190729-0074246 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on July 29, 2019.

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 332, Page 34, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2271, Page 541, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restriction for Stormwater Facilities and Systems of record in Instrument Number 20190812-0080176, in the Register's Office for Davidson County, Tennessee.
Easement to Comeast Cable Communications Management, LLC of record in Instrument Number 20200519-0051610, in the Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lyric at Cleveland Park, a Horizontal Property Regime With Private Elements of record in Instrument Number 20190729-0074247, 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 20190729-0074247, 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 1142 Harmony Way Unit 21 Nashville TN 37207

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 31st day of August, 2021.

Cherokee Development Partners,

BY: _____
Tony Harris, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Tony Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Partner of Cherokee Development Partners,, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 31st day of August, 2021.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022